FILE BOX 3

BOOK 7885 PAGE 619

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 19 89

Notary Public

MY COMMISSION EXPIRES: 5-8-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Watts (NAME)	SAME (NAME)	MAP 82-4
601 Fatherland Street (ADDRESS)	(ADDRESS)	PARCEL 385
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	27W-19680

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Morgan Wilson Beard and wife, Ellen M. Beard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leland D. Watts, married and James R. Watts, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 17 1/2 feet of Lot No. 4 and the easterly 32 1/2 feet of Lot No. 5 on the Map of James Burns Subdivision as of record in Book 421, Page 40, Register's Office for said County.

Said parts of said lots front 50 feet on the northerly side of Petway Avenue and run back between parallel lines 150 feet to an alley.

Being the same propperty conveyed to Morgan Wilson Beard and wife, Ellen M. Beard by deed from Edwin Roger Beauchamp and wife, Peggy W. Beauchamp of record in Book 4223, Page 258, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

48170

TENNESSEE REAL ESTATE TRANSFER TAX
Jul 11 8 00 AM '89

3880 07/11 0101 03CHECK 36.04

This is unimproved ( ) improved (X) property, known as 911 Petway Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 10th day of July 19 89

Morgan Wilson Beard
Morgan Wilson Beard

Ellen M. Beard
Ellen M. Beard

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morgan Wilson Beard and wife, Ellen M. Beard

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 19 89

Commission expires 7-13-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

FILE BOX 3

WARRANTY DEED

FROM

Morgan Wilson Beard and wife, Ellen M. Beard

TO

Leland D. Watts and James R. Watts

RETURN TO:

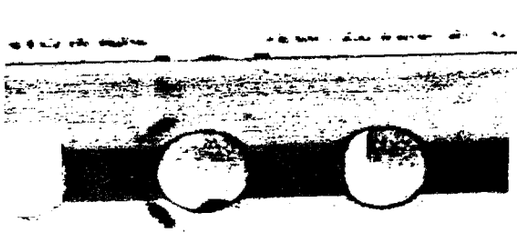
CUMBERLAND TITLE COMPANY

☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7885 PAGE 621

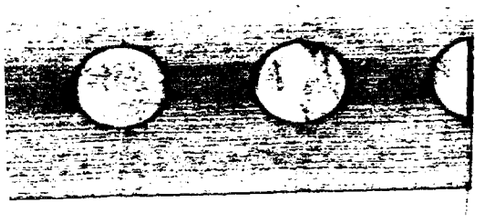
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 8800.00
				CON TX 29.04
				PRFEE 1.00
				WDEED 6.00
				TOTAL 36.04
				CHECK 36.04
07/11/89	01			08:07 0001 3880

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48170

IDENTIFICATION REFERENCE

JUL 11 8 00 AM '89

No. 227578