NAME AND ADDRESS OF A PROPERTY OWNER:
Rick Lee Watson and wife,
Kathy McCallister Watson
3336 Towne Village Road
Antioch, Tennessee 37013

This Instrument Was Prepared
From Information Furnished
By The Parties By:
JOHN B. LANE
Attorney at Law
P.O. Box 31
Smyrna, Tennessee 37167

NAME AND ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
TRUSTBANK SAVINGS FSB
Loan Administration
P.O. Box 929
McLean, Virginia 22101

BOOK 7915 PAGE 362

STATE OF TENNESSEE]
]
DAVIDSON COUNTY]

Tax Map No.: 150-7
Parcel: 416

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption and agreement to pay by the Grantees herein of an indebtedness in the present principal amount of SEVENTY-SEVEN THOUSAND SIX HUNDRED THIRTY-SEVEN AND 72/100 ($77,637.72) DOLLARS, presently payable to Trustbank Savings FSB, secured by trust deed embracing the within-described property to J. G. Palmer, Trustee, of record in Book 6959, page 385, Register's Office for Davidson County, Tennessee, and to which instruments reference is hereby made for all of their terms and provisions;

We, the undersigned, **MICKEY VIATOR, an unmarried person, and MICHELLE LINDA PIPKIN (formerly MICHELLE VIATOR), an unmarried person,** have bargained and sold and do hereby transfer and convey unto **RICK LEE WATSON and wife, KATHY McCALLISTER WATSON,** their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

> Being all of **LOT NUMBER 547 on the Plan of TOWNE VILLAGE IN THE COUNTRY, SECTION 4-B,** of record in Book 6250, page 496, of the Register's Office for Davidson County, Tennessee, and to which plan reference is here made for more complete details as to location and description of said lot. Said Lot Number 547 fronts 73.84 feet on the westerly margin of Towne Village Road and extends back 126.94 feet on its northerly line and 127.50 feet on its southerly line to a broken line in the rear, measuring 79.76 feet thereon. This is improved property known as 3336 Towne Village Road, Antioch, Tennessee, 37013.
>
> Being the same property conveyed to Mickey Viator and wife, Michelle Viator, by deed from David F. Miller, III and wife, Rebecca L. Miller, of record in Book 7541, page 498, of the Register's Office for Davidson County, Tennessee. The said Mickey Viator and wife, Michelle Viator, were subsequently divorced in proceedings styled "Michelle Linda Viator vs. Mitchell John Viator", Case No. 88D-3201 in the Probate Court for Davidson County, Tennessee, at Nashville. By Final Decree of Divorce entered

therein on February 15, 1989, the parties were declared to be tenants in common in and to the real property herein conveyed and Michelle Viator was restored to her maiden name of Michelle Linda Pipkin.

This conveyance is made subject to all existing easements and restrictive covenants of record.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title and interest thereto belonging, unto the said RICK LEE WATSON and wife, KATHY McCALLISTER WATSON, their heirs and assigns, forever.

We covenant with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered, except as above set forth and by lien of the 1989 Davidson County real property taxes which have been assumed by the Grantees herein.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

All of our right, title, claim and interest in and to the existing escrow account held by Trustbank Savings FSB in connection with the above-mentioned indebtedness is hereby transferred to the Grantees herein.

AND NOW, the undersigned, RICK LEE WATSON and wife, KATHY McCALLISTER WATSON, the Grantees herein, join in the execution of this instrument for the purpose of acknowledging the assumption of, and our agreement to pay, the above-referenced indebtedness presently payable to Trustbank Savings FSB and we do hereby assume and agree to pay the unpaid principal balance of said indebtedness in the present principal amount of $77,637.72, to Trustbank Savings FSB, or its successors and assigns, in accordance with the terms and provisions of the Note evidencing said indebtedness and the trust deed securing the repayment of same.

Possession of the within-described property will be given to the Grantees herein with Deed.

WITNESS OUR HANDS, this the 12th day of August, 1989.

GRANTEES:

RICK LEE WATSON

KATHY McCALLISTER WATSON

GRANTORS:

MICKEY VIATOR
an unmarried person

MICHELLE LINDA PIPKIN
(Formerly MICHELLE VIATOR)
an unmarried person

STATE OF TENNESSEE]
]
COUNTY OF RUTHERFORD]

Personally appeared before me, John B. Lane, a Notary Public in and for said County and State, the within-named MICKEY VIATOR, an unmarried person, and MICHELLE LINDA PIPKIN, (formerly MICHELLE VIATOR) an unmarried person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

BOOK 7915 PAGE 364

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this the 12th day of August, 1989.

John B Lane
Notary Public

My Commission Expires: June 14, 1990

STATE OF TENNESSEE]
]
COUNTY OF RUTHERFORD]

Personally appeared before me, John B. Lane, a Notary Public in and for said County and State, the within-named RICK LEE WATSON, and wife, KATHY McCALLISTER WATSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this the 12th day of August, 1989.

John B Lane
Notary Public

My Commission Expires: June 14, 1990

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 81,137.72 , WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Mickey Viator
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF August 1989.

John B Lane
NOTARY PUBLIC

MY COMMISSION EXPIRES June 14, 1990

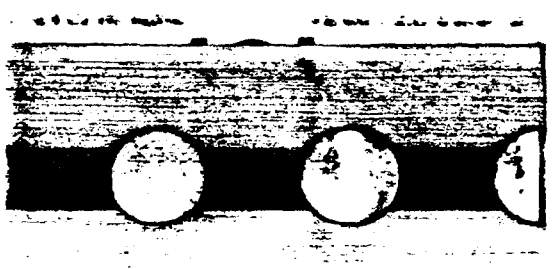
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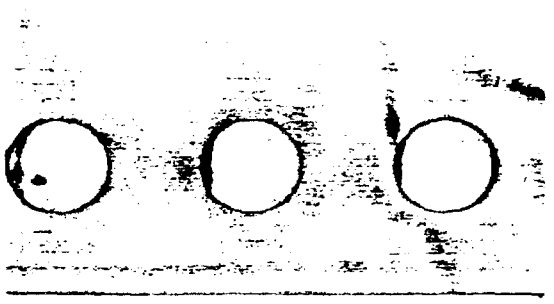
IDENTIF. TREFERENCE

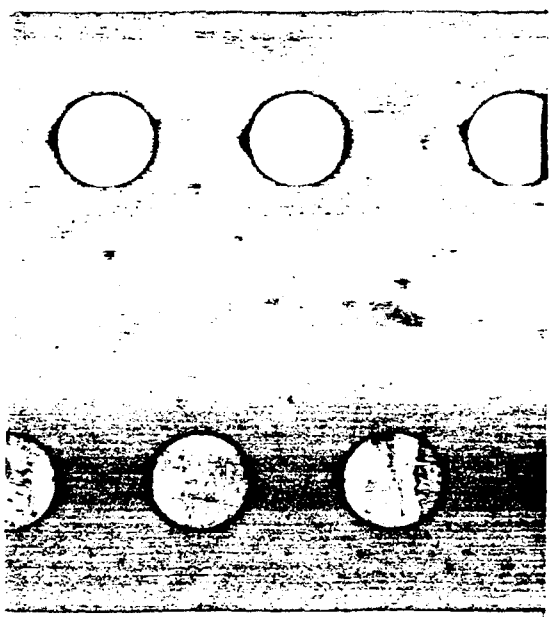
AUG 15 1 31 PM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN.

5921 08/15 0101 03CHECK 277.







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7915 PAGE 365

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 81137.73

CON TX 267.63

PRFEE 1.00

WDEED 9.00

TOTAL 277.63

CHECK 277.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/15/89 01 13:33 0001 5921

57973

IDENTIF. REFERENCE

AUG 15 1 31 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238193