Mail

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

BOOK 7936 PAGE 7

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Clyde E. Watkins and wife, Iola C. Watkins c/o Watkins Realty Co. 240 Wilson Pike Circle Brentwood, TN 37027	Fidelty Federal Savings & Loan 401 Union Street Nashville, TN 37219	Map # 162.06 Parcel # 240

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, MARK W. ANDERSON and wife, VICKI B. ANDERSON, do hereby transfer and convey unto CLYDE E. WATKINS and wife, IOLA C. WATKINS, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 19 on the Plan of Valley Green as of record in Book 4460, Pages 96 and 97, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Mark W. Anderson and wife, Vicki B. Anderson by deed from Charley J. McGill and wife, E. Maureen McGill, of record in Book 5882, Page 363, Register's Office for Davidson County, Tennessee.

This is improved real property known as 221 Delvin Drive, Antioch, Tennessee, 37013.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said CLYDE E. WATKINS and wife, IOLA C. WATKINS, their heirs, successors and assigns forever.

The undersigned covenant with the said CLYDE E. WATKINS and wife, IOLA C. WATKINS, that they are lawfully seized and possessed of said real property in fee simple; have the good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1989 which are prorated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of Valley Green of record in Book 4460, Pages 96 and 97, said said Register's Office.

3. Restrictive Covenants of record in Book 4622, Page 277, Register's Office for Davidson County, Tennessee.

4. Possession of the property is reserved for by the Grantor until September 17, 1989.

5. Deed of Trust of record in Book 6934, Page 199, Register's Office of Davidson County, Tennessee, securing an indebtedness to Fidelty Federal Savings and Loan Association which the Grantees assume and agree to hold the Grantors harmless from.

Except as stated above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said CLYDE E. WATKINS and wife, IOLA C. WATKINS, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this 12 day of September, 1989.

Mark W. Anderson
MARK W. ANDERSON

Vicki B. Anderson
VICKI B. ANDERSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me Tony Williams, a Notary Public in and for the State and County, the within named MARK W. ANDERSON and wife, VICKI B. ANDERSON, 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~~ Brentwood, Tennessee this 12 day of September, 1989.

Tony Williams
NOTARY PUBLIC

My Commission Expires: 3/11/91

TONY WILLIAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $71,440.00.

Clyde E. Watkins
CLYDE E. WATKINS

Sworn to and subscribed before me this 12th day of ~~August~~ Sept, 1989.

Tony Williams
NOTARY PUBLIC

My Commission Expires: 3/11/91

TONY WILLIAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

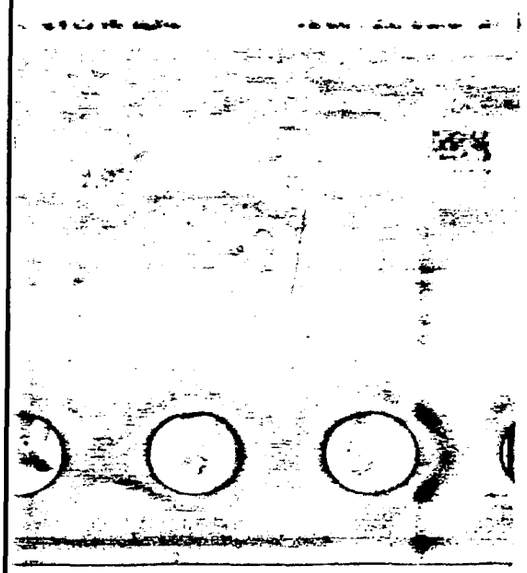
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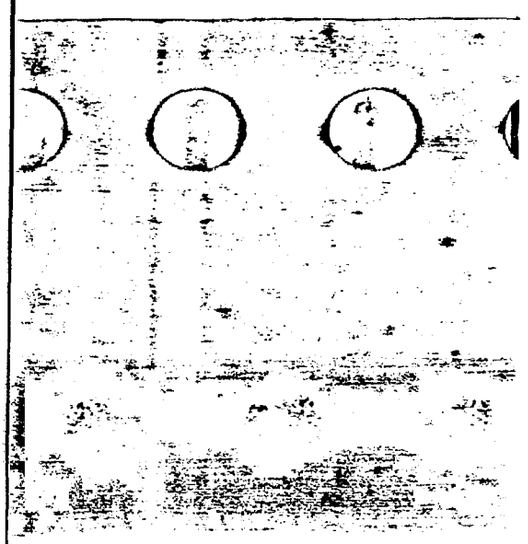
IDENTIFICATION REFERENCE

SEP 12 2 25 PM '89

FILED & RECORDED
DAVIDSON COUNTY, TN

2779 09/12 0101 03CHECK 242.62





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7936 PAGE 9

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	71440.00
CON TX	235.62
PRFEE	1.00
MOFEE	6.00
TOTAL	242.62
CHECK	242.62

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/12/89 01 14:27 0001 3779

6535 5.

IDENTIFI REFERENCE

SEP 12 2 25 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 247781