5981
542696-0
Book 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Arthur E. Watson, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 1989.

Notary Public

MY COMMISSION EXPIRES: 7/26/92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Lee Watson, unmarried	Fidelity Federal Savings & Loan	103-9-43
(NAME)	(NAME)	
170 Lelawood Circle	401 Union Street	8DA-57665
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Howard LaDon Baltimore and wife, Anita W. Baltimore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia Lee Watson, unmarried and Arthur E. Watson, Sr. and wife, Mary Lee Watson, as joint tenants with right of survivorship

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 Lot No. 7 on the Plan of Hillwood Park, of record in Plat Book 3300, pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 165.0 feet on the southeasterly side of Lelawood Circle and runs back 264.2 feet on the south westerly lot line and 244.4 feet on the northeasterly lot line to a line in the rear which measures 166.2 feet thereon.

Being the same property conveyed to Howard LaDon Baltimore and wife, Anita W. Baltimore by deed from Galbreath Brothers Plumbing Co., Inc. as of record in Book 6746, page 623, said Register's Office.

This conveyance is made subject to the following:

The Plan of record in Book 3300, pages 27 & 28, said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Lelawood Circle, a 10 foot public utility easement on the rear lot line and a 2.5 X 25 foot anchor easement on the northwesterly corner of said lot.

Restrictions contained in instrument of record in Book 3312, page 104, said Register's Office.

Easement for Sanitary Sewer and/or Storm Drainage as of record in Book 5036, page 256, said Register's Office.

This is { unimproved (X) / improved ( ) } property, known as 170 Lelawood Circle, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Z

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 their hand s this 17th day of October, 19 89

Howard LaDon Baltimore

Anita W. Baltimore
By: Howard LaDon Baltimore
Attorney-in-fact

STATE OF TENNESSEE
Davidson County

BOOK 7963 PAGE 959

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard LaDon Baltimore the bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of October, 1989.

Commission Expires 7/24/93

John T. Cook Notary Public

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, John T. Cook, a Notary Public, Howard LaDon Baltimore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of Anita W. Baltimore, the maker or a constituent of the maker and authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of October 1989.

John T. Cook
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission expires: 7/24/93

WARRANTY DEED

FROM

~~Howard LaDon Baltimore and wife,~~
Anita W. Baltimore

TO

~~Cynthia Lee Watson, unmarried and~~
Arthur E. Watson, Sr. and wife
Mary Lee Watson

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

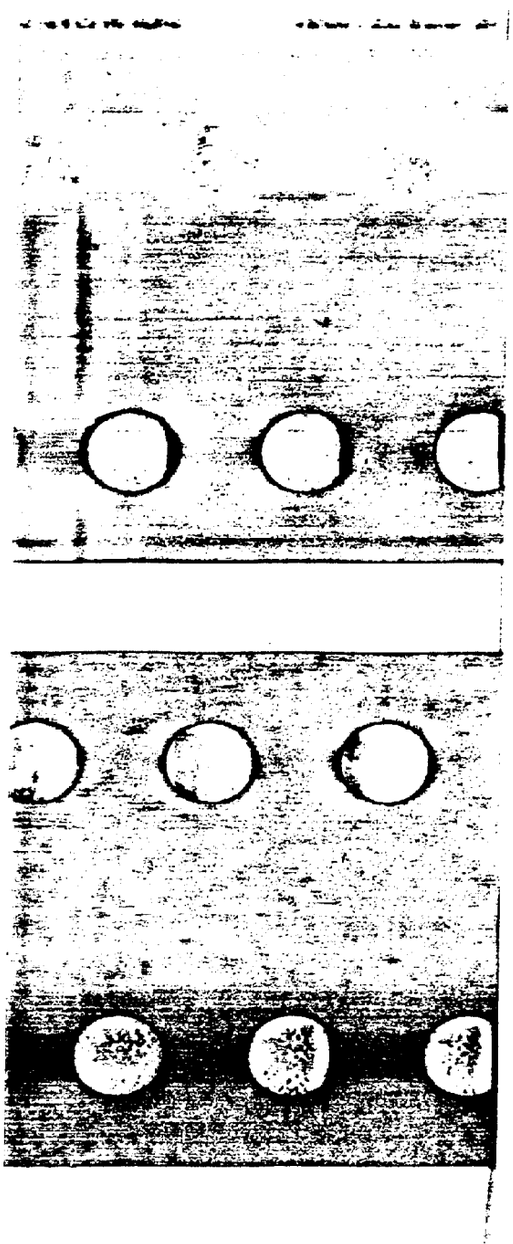
75245

IDENTIF. REFERENCE

Oct 19 2 50 PM '89

FELIX Z. ZELLER, REGISTER
DAVIDSON COUNTY, TN.

7205 10/19 0101 03CHECK 551.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7963 PAGE 960

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
163000.00
ERR CO
CAMT
~~163000.00~~
CAMT
165000.00
CON TX 544.50
PRFEE 1.00
WDEED 6.00
TOTAL 551.50
CHECK 551.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75245

IDENTIF. REFERENCE

OCT 19 2 50 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

10/19/89 01 14:53 0001 7205

No. 259347