BOOK 8012 PAGE 845

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Samuel J. Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 19 89.

Notary Public

MY COMMISSION EXPIRES: 3-11-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Jr., Atty, 2815 Lebanon Road, Suite 201, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel J. Watkins (NAME)	Statesman Mortgage Company (NAME)	149-5-194
2313 Rader Ridge Road (STREET ADDRESS OR ROUTE NUMBER)	405 Sixth Avenue (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Des Moines, Iowa 50306 (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, Southland II, Ltd.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel J. Watkins, an unmarried person

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. 162A on the Zone Lot Division of Pebble Trace, Section I of record in Book 6900, page 662, Register's Office for said County.

Being the same property conveyed to Southland II, Ltd. by deed from Southland Properties of record in Book 7250, page 56, Register's Office for Davidson County, Tennessee.

Restrictions contained in Book 7409, page 901, said Register'sOffice.

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

92023

IDENTIFT REFERENCE

DEC 27 3 35 PM '89

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 2313 Rader Ridge Road, Antioch, Tennessee 37013
(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 my hand this 12th day of December, 19 89

Southland II, Ltd.

BY: F. Don Montgomery

F. Don Montgomery, General Partner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned F. Don Montgomery, General Partner a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of December 19 89

Commission expires 3-11-91

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) (they) as such and being authorized so to do, executed 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

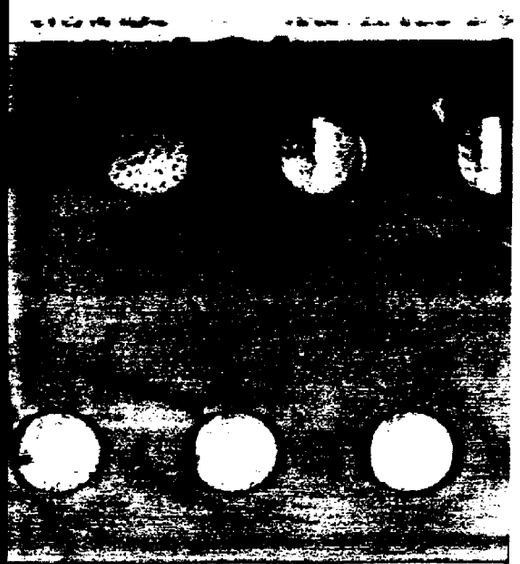
Notary Public

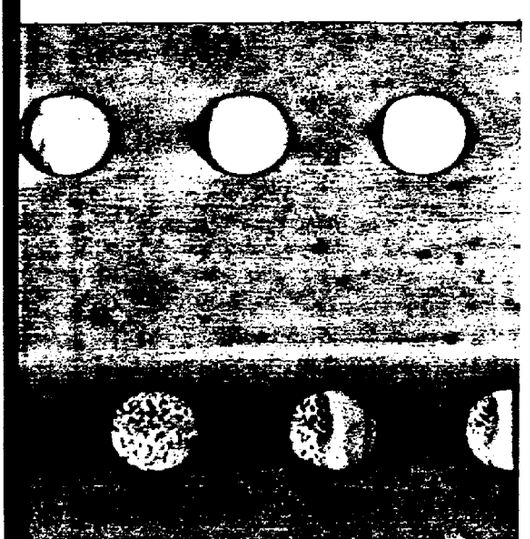
WARRANTY DEED

FROM Southland II Ltd

TO Samuel J Watkins

8069 12/27 0101 03CHECK 261.10





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 77000.00
				CON TX 254.10
				PRFEE 1.00
				WDEED 6.00
				TOTAL 261.10
				CHECK 261.10
			12/27/89 01	15:36 0001 8069

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92023

IDENTIFI REFERENCE

DEC 27 3 35 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 279187