BOOK 8053 PAGE 447

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 72,000.00

Subscribed and sworn to before me, this the 26th day of

February, 19 90

Affiant

My Commission expires: February 2, 1993

Notary Public Kenneth C. Kant

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

mail SUPERIOR TITLE & ESCROW SERVICES, INC.

1198 West Main Street, Hendersonville, Tennessee 37075

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Terry T. Watts | Park Avenue Mortgage Company |
| 701 Atlanta Drive (STREET ADDRESS) | Fifty Century Blvd., Suite 200 (STREET ADDRESS) |
| Hermitage, TN 37076 (CITY / STATE / ZIP) | Nashville, Tennessee 37214 (CITY / STATE / ZIP) |

MAP & PARCEL NO: 075-08-0 159.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Billy R. Jackson and Shelia M. Jackson, husband and wife,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Terry T. Watts and Janice L. Watts, husband and wife,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 530 on the plan of Tulip Grove, Section 9 as of record in Book 4675 at page 135, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Billy R. Jackson and wife, Shelia M. Jackson by deed of record in Book 5499 at page 306, said Register's Office.

This conveyance is made subject to taxes for the year 1990 and subsequent years, any and all easements, restrictions and conditions of record.

06762

IDENTIF. TREFERENCE

FEB 28 8 30 AM '90

DAVIDSON COUNTY TN.

6282 02/28 0101 03CHECK 244.60

THIS IS _____ IMPROVED PROPERTY KNOWN AS 701 Atlanta Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 _____ hand _____ this 26th day of February, 19 90

Billy R. Jackson

Billy R. Jackson

Shelia M. Jackson

Shelia M. Jackson

State of Tennessee
County of Davidson

BOOK 8053 PAGE 448

On this 26th day of February, 19 90, before me personally appeared Billy R. Jackson and Sheila M. Jackson, husband and wife, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

February 2, 1993

Notary Public Kenneth C. Kant n

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

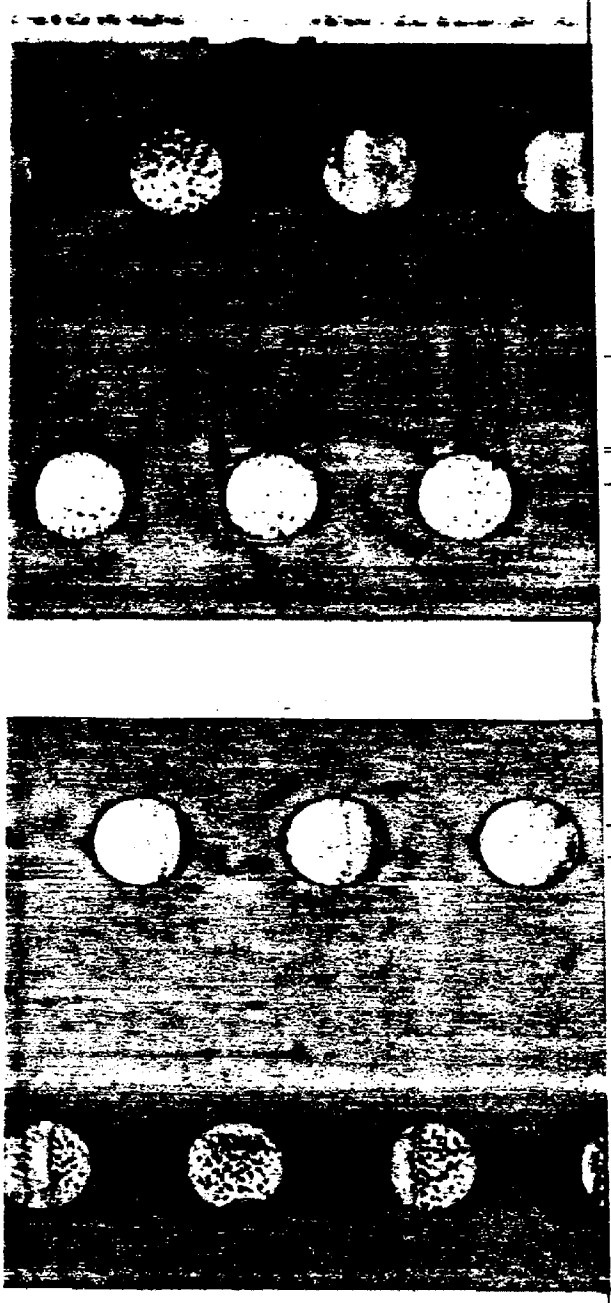
Notary Public

File #: 90-0313

# WARRANTY DEED

ST SUPERIOR TITLE
&
Escrow Services, Inc.

1198 WEST MAIN STREET
HENDERSONVILLE, TN 37075
(615) 822-9232



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

RECEIVED OF _____

FOR _____

**BOOK 8053 PAGE 449**

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 72000.00
CON TX 237.60
PRFEE 1.00
WDEED 6.00
TOTAL 244.60
CHECK 244.60

02/28/90 01 08:26 0001 6282

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06762

IDENTIF. TREFERENCE

FEB 28 8 30 AM '90

DAVIDSON COUNTY TN.

No. 296239