FILE BOOK 90

FORM No. WD-1

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RE-RECORD

BOOK 8107 PAGE 303

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,755.14

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 19 90

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE. TN. 37203

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland Watts	Fleet Mortgage Corp.	60-13-150
(NAME) 6744 Quiet Lane	(NAME) P.O. Box 303	13da23215
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, TN. 37027	(STREET ADDRESS) Milwaukee, WI 53201	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Zettie B. Larkins, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leland Watts

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 the 13th Civil District Annexed (formerly 12th Civil District) of Davidson County, Tennessee being Lot No. 137 on the Plan of Trinity Hills Village, Section II, First Addition as of record in Book 4460, page 45 and 46, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Albert N. Larkins, Sr. and wife, Zettie B. Larkins by deed from Secretary of Housing and Urban Development of record in Book 4917, page 695 said Register's Office. The said Albert N. Larkins, Sr. having since died.

Subject to restrictions of record in Book 4551, page 440, said Register's Office.

Morline Bell executed this instrument of behalf of Zettie B. Larkins pursuant to a Power of Attorney which is being placed of record currently herewith.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Lomas and Nettleton of record in Book 4917, page 697, Register's Office for Davidson County, Tennessee and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee. The said Deed of Trust has since been assigned to Fleet Mortgage Corp.

unimproved ( ) This is improved (X) property, known as 512 Dyne Court, Nashville, TN
(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 1st day of May, 19 90

Zettie B. Larkins
by: Morline Bell
Morline Bell, as her atty. in fact

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

RE-RECORD BOOK 8107 PAGE 304

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

IDENTIFICATION REFERENCE
MAY 11 9 54 AM '90
FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN
2557

RE-RECORD

IDENTIFICATION REFERENCE
MAY 11 1 37 PM '90
FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN
2417

WARRANTY DEED

FROM
Zettie B. Larkins, a widow

TO
Leland Watts

RETURN TO:
Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

9035 05/04 0101 03CHECK 65.74

0757 05/11 0101 03CHECK 6.00

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morline Bell, with whom I am personally aquainted and who acknowledged that she executed the within instrument on behalf of Zettie B. Larkins as her Attorney in fact, as the free act and deed of the within named Zettie B. Larkins.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 1990.

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: _____

_____
Notary Public
My Commission Expires Nov. 21, 1992