Mail

BOOK 8159 PAGE 606

THIS INSTRUMENT PREPARED BY:
Mail: STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

3103 07/25 0101 03CHECK 206.35

ADDRESS NEW OWNER:

ALICE W. JEW
1138 SHELTON AVENUE
NASHVILLE, TN 37216

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 135-05, PARCEL 57
2DU07480

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,500.00, THIS 18TH DAY OF JULY, 1990.

Alice W. Jew
AFFIANT
Subscribed and sworn to me, this the 18th day of July, 1990.

Denise C. Ables
Notary Public
My commission expires: 5-14-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, LELAND D. WATTS, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ALICE W. JEW, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 302 MELVIN JONES DRIVE, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in

fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WINNIFRED A. WATTS, wife of Leland D. Watts, the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 18th day of July, 1990.

Leland D. Watts

Winnifred A. Watts, BY HER ATTORNEY-IN-FACT
Leland D. Watts

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LELAND D. WATTS ~~ET UX, WINNIFRED A. WATTS~~, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 18th day of July, 1990.

notary public

My commission expires: 5-11-92.

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LELAND D. WATTS, to me known to be the person who executed the foregoing instrument in behalf of WINNIFRED A. WATTS and acknowledged that HE executed the same as the free act and deed of the said WINNIFRED A. WATTS, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 18TH day of JULY, 1990.

Notary Public

My Commission Expires: 5-11-92.

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot NO. 63 on the Plan of Town Park Estates, as of record in Book 3300, page 64, Register's Office for said County.

Said Lot No. 63 fronts 125 feet on the easterly side of Melvin Jones Drive and extends back 105.65 feet on the northwesterly line and 145.35 feet on the southeasterly line to a dead line in the rear, on which it measures 101.05 feet.

Being the same property conveyed to Leland D. Watts by Trustee's Deed from D.W. McMackin, Substitute Trustee, of record in Book 8057, page 147, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 3300, page 64, Register's Office for Davidson County, Tennessee, which include a 30-foot minimum building setback line from Melvin Jones Drive, a 10-foot public utility and drainage easement along the rear and northwesterly lot line and a 2.5 X 30-foot utility anchor easement located on the southwesterly corner of the lot.

3. Restrictions of record in Book 3400, page 120, and Book 3436, page 43, Register's Office for Davidson County, Tennessee.

4. Deed of Trust from Leland D. Watts et ux, Winnifred A. Watts, to Leigh M. Bullen, Trustee, of record in Book 8099, page 544, Register's Office for Davidson County, Tennessee, to secure to Dominion Bank of Middle Tennessee, the payment of one note dated April 27, 1990, in the original principal amount of $,500.00, due and payable as set forth therein.

4 3 9 5 4

IDENTIFICATION REFERENCE

Jul 25 9 12 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8159 PAGE 609

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 59500.00
CON TX 196.35
PRFEE 1.00
WDEED 9.00
TOTAL 206.35
CHECK 206.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/25/90 01 AR14 0001 3103

43954

IDENTIFICATION REFERENCE

Jul 25 9 12 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 339906