THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00262275
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phyllis G. Goodner	First American National Bank	MAP 93-16
(NAME)	(NAME)	
92 Fain Street	P.O. Box 241954	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 180
Nashville, TN 37210	Memphis, TN 38124	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars.*

Cash in hand paid by Phyllis G. Goodner and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 8215 PAGE 309

9263 10/11 0101 03CHECK 109.30

Claude Watson and wife, Margaret Edwards Watson

Phyllis G. Goodner, a single person

have this day bargained and sold, and do hereby transfer and convey unto the said _____

_____

_____ *the Grantees herein, their (successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being Lot No. 17 on the Subdivision of the Kocsis Property, not of record, being sometimes called Lot No. 3 in the Division of said property and more particularly described as follows:

Beginning in the north margin of Fain Street, 91 feet west of the northwest corner of Fain Street and Fairfield Avenue, being the southwest corner of the property conveyed to Ella S. Donlon by deed from Jacobs H. Doyle, as of record in Book 1005, page 589; thence with Donlon's line, North 165 feet to an alley; thence West with the south margin of said alley, 36 feet to a point; thence South 165 feet to the north margin of Fain Street; thence East with said street, 36 feet to the point of beginning.

Being the same property conveyed to Claude Watson and wife, Margaret Edwards Watson, by deed from D. E. Mallernee, Jr., and wife, Mary Long Mallernee, of record in Book 3180, page 105, Register's Office of Davidson County, Tennessee, the said Margaret Edwards Watson and Margarete Watson being one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,000.00

Subscribed and sworn to before me this the 9th *day of* October *19* 90

Affiant

My commission expires 1-23-93

(Affix Seal) *Notary Public*

unimproved ( )
This is improved ( ) property, known as 92 Fain Street, Nashville, TN 37210
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 our hands this 9th *day of* October *19*90*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Claude Watson

Margaret Edwards Watson

8215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8215 PAGE 310

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Claude Watson and wife, Margaret Edwards Watson

the within named bargainor S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Nashville, *Tennessee, this* 9th *day of* October, *19* 90

Cynthia O. Lee *Notary Public*

Commission expires 1/23/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* ____

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

TO

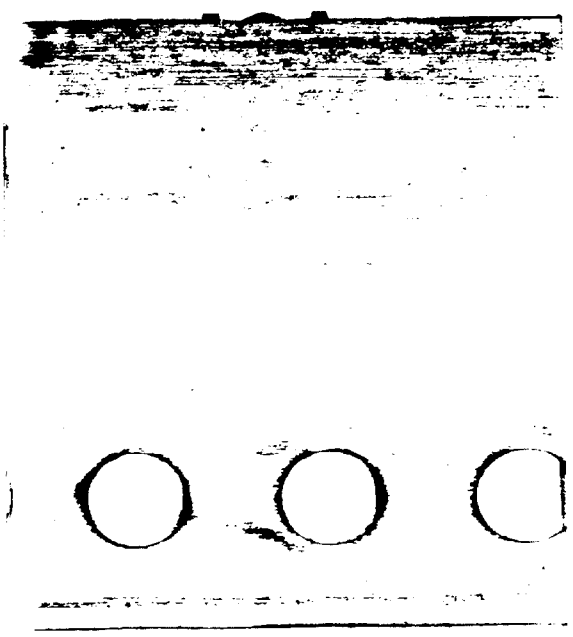
641'45

IDENTIF. TREFERENCE

Oct 11 8 47 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8215 PAGE 311

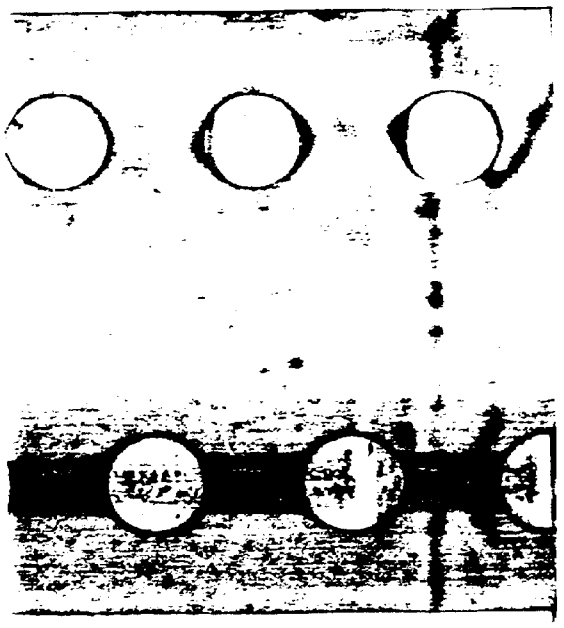
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 31000.00
CON TX 102.30
PRFEE 1.00
WDEED 6.00
TOTAL 109.30
CHECK 109.30

10/11/90 01 08:48 0001 9263

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



64145

IDENTIF. TREFERENCE

OCT 11 8 47 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 363521