THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2000 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $28,500.00.

Leonard Kelly
Affiant

Subscribed and sworn to before me this 8th day of April, 1992.

Notary Public

My Commission Expires: 7-23-94

0011 1.

IDENTIFICATION REFERENCE

Apr 9 9 03 AM '92

DAVIDSON COUNTY, TN

PICK-UP

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
DeMorris Stewart and Leonard Kelly 920 N. 2nd Street Nashville, Tennessee 37207	SAME	MAP 82-3 PARCEL 90

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 ($28,500.00) DOLLARS,

(A) of which TWENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 ($28,500.00) DOLLARS, the Grantees herein have this day executed a Deed of Trust Note payable to Grantors with an interest rate of Ten (10.00%) percent amortized over Thirty (30) years payable in monthly installments of $250.11 with the blanace of any unpaid principal and accrued interest due and payable 30 years from date.

we, **DAVID WATKINS, SR and wife, GENEVA M. WATKINS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DeMORRIS STEWART and LEONARD KELLY, both unmarried, as Joint Tenants With Rights of Survivorship,** 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:

BEING Lot No. 156 on the Plan of Sharpe & Horn's Second Addition, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

SAID Lot No. 156 fronts 50.0 feet on the westerly margin of North Second Street and extends back between parallel lines 145.0 feet to an alley.

BEING the same property conveyed to David Watkins, Sr. and wife, Geneva M. Watkins, by deed from David C. Watkins, Jr. and wife, Karen R. Watkins, of record in Book 6470, page 664, Register's Office for Davidson County, Tennessee.

This is improved property known as 920 N. 2nd Street, Nashville, Tennessee 37207.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been assumed by the Grantees.

2. Matters shown on the Plan of Sharpe and Horn's Second Addition, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 8TH day of April, 1992.

David Watkins Sr.
DAVID WATKINS, SR

Geneva M. Watkins
GENEVA M. WATKINS

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 DAVID WATKINS, SR. and GENEVA M. WATKINS, the bargainors, 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 this 8TH day of April, 1992.

Notary Public

My Commission Expires:

1-23-94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE ITZELL A. WATTS

8739 04/09 0101 03CHECK 112.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8597 PAGE 207

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 28500.00
CON TX 105.45
PRFEE 1.00
WDEED 6.00
TOTAL 112.45
CHECK 112.45

04/09/92 01 09:02 0001 8739

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0011.1

IDENTIFI REFERENCE

APR 9 9 03 AM '9'

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 519616