mail

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Laban B. Hilton and Reba P. Hilton
2885 McGavock Pike
Nashville, Tennessee 37214

SEND TAX BILL:
To Owner

MORTGAGEE:
Howard L. Watkins and wife, Dorothy P. Watkins
2832 Gaywinds Court
Nashville, Tennessee 37214

MAP AND PARCEL:
Map 73-8
Parcel 21
FBN 03DZ-43204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Howard L. Watkins and wife, Dorothy P. Watkins**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Laban B. Hilton and wife, Reba P. Hilton**, 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 Davidson County, Tennessee, being Lot No. 1 on the Plan of Sutherland Heights, Section I, as of record in Book 2663, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Howard L. Watkins and wife, Dorothy P. Watkins by deed from Percy C. Young and wife, Mary Ann Young, dated October 20, 1978, as of record in Book 5353, page 937, Register's Office for Davidson County, Tennessee.

This is improved property known as 2885 McGavock Pike, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is also made subject to an easement for sanitary sewers and/or storm drainage purposes, in favor of The Metropolitan Government of Nashville-Davidson County, Tennessee, evidenced by an instrument of record in Book 7121, page 163, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 2663, page 18, said Register's Office, including but not limited to a 100 foot minimum building setback line from McGavock

Pike; a 2.5 foot by 20 foot utility anchor easement at the southwesterly corner of the lot; and a 10 foot easement for public utilities and drainage along the rear and easterly lines of said property.

Real property taxes for 1992 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Laban B. Hilton and wife, Reba P. Hilton, their heirs and assigns, forever; and we, Howard L. Watkins and wife, Dorothy P. Watkins, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 8th day of August, 1992.

Howard L. Watkins

Howard L. Watkins

Dorothy P. Watkins

Dorothy P. Watkins

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Howard L. Watkins and wife, Dorothy P. 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 8th day of August, 1992.

Patricia M. Swin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 67,900.00.

Leba B. Hilton
AFFIANT

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

Patricia M. Swin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

9704 08/12 0101 03CHECK 264.23

359.40

IDENTIFICATION REFERENCE

AUG 12 9 13 AM '92

...A Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 8699 PAGE 669

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 67900.00
CON TX 251.23
PRFEE 1.00
WDEED 12.00
TOTAL 264.23
CHECK 264.23

08/12/92 01 09:14 0001 9704

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3594.0

IDENTIFI REFERENCE

AUG 12 9 13 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 559492