BOOK 8708 PAGE 752

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,323.58

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August 19 92

Notary Public

MY COMMISSION EXPIRES: October 9, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary E. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Edward E. Watkins, Jr. (GEW) (NAME)	The Leader Mortgage Company (NAME)	150-07-0
3276 New Towne Road (STREET ADDRESS OR ROUTE NUMBER)	1015 Euclid Avenue (STREET ADDRESS)	155.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Cleveland, Ohio 44115 (CITY) (STATE) (ZIP)	02DX 04786

FOR AND IN 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, Michael S. Eggleston and wife, Gilda Maria Eggleston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward E. Watkins, Jr. and wife, Virginia K. Watkins (GEW)

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. 108 on the Plan of Towne Villages of Country, Section 2, of record in Plat Book 5200, Pages 176 and 177, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael S. Eggleston and wife, Gilda Maria Eggleston by deed of record in Book 8431, Page 276, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Gilda Maria Eggleston by Michael S. Eggleston as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 8708 Page 751, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Covenant Mortgage Corporation of record in Book 6832, Page 204, and assigned to The Leader Mortgage Company, said Register's Office with a present unpaid balance of approximately $58,323.58, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This is (unimproved / improved (X)) property, known as 3276 New Towne Road, Antioch, TN 37013
(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 our hand s this 17th day of August, 19 92

Michael S. Eggleston

Michael S. Eggleston

Gilda Maria Eggleston

By: Michael S. Eggleston, Attorney-in-fact

STATE OF TENNESSEE
Davidson County
XXXXXX

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael S. Eggleston a.k.a. Mike,

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

Witness my hand and official seal at Antioch, Tennessee, this 17th day of August, 19 92.

Notary Public

Commission Expires October 9, 1995

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM 38833

Michael S. Eggleston and wife,
Gilda Maria Eggleston

TO

Edward K. Watkins, Jr. and wife,
Virginia K. Watkins

FILED FOR REFERENCE
AUG 21 3 35 PM '92
DAVIDSON COUNTY, TN

2955 08/21 0101.03CHECK 258.01

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF Tennessee
COUNTY OF Davidson

On this August 17, 1992 before me personally appeared Michael S. Eggleston, the person who executed the foregoing instrument on behalf of Gilda Maria Eggleston, and acknowledged that he executed the same as the free act and deed of the said Gilda Maria Eggleston, through Power of Attorney granted him by the said Gilda Maria Eggleston.

Commission Expires: October 9, 1995

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ ~~BOOK~~ 8708 PAGE 754

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 67323.58
CON TX 249.01
PRFEE 1.00
WDEED 8.00
TOTAL 258.01
CHECK 258.01

08/21/92 01 15:37 0001 2955

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38833

IDENTIFICATION REFERENCE

AUG 21 3 35 PM '92

DAVIDSON COUNTY, TN

No. 562698