To: Book 36

WARRANTY DEED

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
[illegible] TN 3721-2196	Clyde E. Watkins, Jr.	New Owner 4741 Trousdale Drive Nashville, TN 37220
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO
	626 Huntington Parkway	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

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SEP 25 3 14 PM '92

REGISTER'S OFFICE DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

48929

CLYDE E. WATKINS and wife, IOLA C. WATKINS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLYDE E. WATKINS, JR., and wife, LINDA B. WATKINS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 65 on the Plan of Huntington Park, Section One, as of record in Book 4175, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 74 feet on the northerly margin of Huntington Parkway and extends back 150 feet on the easterly line and 150 feet on the westerly line to a dead line in the rear, measuring 74 feet thereon.

Being the same property conveyed to Clyde E. Watkins and wife, Iola C. Watkins, by deed of record in Book 5240, page 163, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4225, page 778, and all matters shown on the recorded plan referred to above.

This instrument prepared by Douglas A. Brace, Attorney, 200 Fourth Avenue, North Nashville, TN, upon information furnished by the parties herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1992 taxes which Grantees agrees to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24 day of September, 19 92.

Iola C. Watkins
Iola C. Watkins

Clyde E. Watkins
Clyde E. Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Clyde E. Watkins and wife, Iola C. Watkins

the 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, the 24 day of September, 19 92.

My commission expires: 3/26/94

Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

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

Witness my hand and official seal at _____,

this, the _____ day of _____, 19 _____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $36,000.00

x Clyde E. Watkins, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF September 19 92 MY COMMISSION EXPIRES: 3/26/94

(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
CLYDE E. WATKINS AND WIFE, IOLA C. WATKINS

TO
CLYDE E. WATKINS, JR. and wife LINDA B. WATKINS

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____

Notary Public

9204 09/25 0101 03CHECK 142.20

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

RECEIVED OF _____

FOR _____

BOOK 8738 PAGE 622

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 36000.00
				CON TX 133.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 142.20
				CHECK 142.20
09/25/92	01			15:14 0001 0204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48929

IDENTIFICATION REFERENCE

SEP 25 3 14 PM '92

DAVIDSON COUNTY, TN

No. 573802