09361

This instrument prepared by:
THOMAS N. JONES
339 Main Street
Franklin, Tn. 37064

IDENTIFICATION REFERENCE

APR 14 8 18 AM '93
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

NEW OWNER:
John Watson
Teri M. Watson
113 Foxwood Lane
Franklin, TN 37064

SEND TAX BILL TO:
Same

MAP & PARCEL:
91-15-165

WARRANTY DEED

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, THOMAS H. ALLEN and ROBERT, A. McCLAIN, JR., being Co-Executors of the ESTATE OF MATTIE JORDAN ALLEN,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **JOHN R. WATSON and wife, TERI McCLAIN WATSON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Beginning on the westerly margin of 51st Avenue, North at a point 520 feet southerly from the southerly margin of Charlotte Avenue, thence with the westerly margin of said 51st Avenue southerly 50 feet to the northerly margin of an alley, thence with said alley westerly 140 feet to the easterly margin of a proposed alley or street; thence with said alley or street northerly 50 feet thence easterly 140 feet to the beginning being part of the same property conveyed to Bessie Lovelace by deed of J.B. Felts and wife, Margaret Felts, which is of record in book no. 597, page 457, Register's Office of Davidson County, Tennessee, to which reference is here made.
>
> Being the same property conveyed to S.L. Allen etux Mattie Allen by deed from Bessie Lovelace etvir, M.J. Lovelace of record in Book 815, page 113, RODC, TN. The said S.L. Allen being deceased and leaving the said property to Mattie Allen, the surviving spouse, taking tenancy by the entirety. The said Mattie Allen now being deceased with the co-executors having power to sell according to an order being recorded simultaneously with this deed.

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 GRANTORS do 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, unless otherwise herein set out;

Subject to the following restrictions and conditions:

1. Metro property taxes for the year 1993 are a lien, but not yet due and payable.

2. Easement for any alley shown on unrecorded plan not of public record which may or may not encroach on said property.

AND GRANTORS DO FURTHER covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as 323 51st Avenue, North, Nashville, TN.

WITNESS OUR HANDS this 8th day of April, 1993, in Franklin, TN.

ESTATE OF MATTIE JORDAN ALLEN

ROBERT A. McCLAIN, JR.
Co-Executor

THOMAS A. ALLEN
Co-Executor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared ROBERT A. McCLAIN, JR. and THOMAS A. ALLEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness my hand and seal this 8th day of April, 1993.

NOTARY PUBLIC

My Commission Expires: 3/11/97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

AFFIANT

Sworn to and subscribed before me this 8th day of April, 1993.

NOTARY PUBLIC

My commission expires: 3/11/97

537.0000/tj/ch

165.00

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

IN RE:

ESTATE OF MATTIE JORDAN ALLEN

NO. 98649

MB358-259

ORDER

This cause came on to be heard on the 4th day of February, 1992, before the Honorable C. K. Smith, sitting as Special Judge of the Probate Court of Davidson County, Tennessee, upon the petition of Thomas H. Allen and Robert A. McClain, Jr. to probate the Last Will and Testament of Mattie Jordan Allen, deceased, and to sell real property owned by deceased at the time of her death on December 27, 1991. It appearing to the Court upon statements of counsel for the petitioners and the record as a whole, the court that the petition should be granted directing Letters of Administration be issued for Thomas H. Allen and Robert A. McClain, Jr. as Co-Executors of the Estate of Mattie Jordan Allen and that the real property known as 323 51st Avenue North, Nashville, Davidson County, Tennessee, be sold to administer the estate.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Last Will and Testament dated January 26, 1991 be admitted to probate and that Thomas H. Allen and Robert A. McClain, Jr. be issued Letters Testamentary to serve as Co- Executors of the Estate of Mattie Jordan Allen, deceased, as set forth in said Last Will and Testament, to serve without bond.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the real property titled in the name of Mattie Jordan Allen, known as 323 51st Avenue North, Nashville, Davidson County, Tennessee, further described herein, be sold to administer the estate, in accordance with T.C.A. § 30-2-402.

> Beginning on the westerly margin of 51st Avenue, North, at a point 520 feet southerly from the southerly margin of Charlotte Avenue, thence with the westerly margin of said 51st Avenue southerly 50 feet to the northerly margin of an alley, thence with said alley westerly 140 feet to the easterly margin of a proposed alley or street; thence with said alley or street northerly 50 feet thence easterly 140 feet to the beginning being part of the same property conveyed to Bessie Lovelace by deed of

B. Felts and wife, Margaret Felts, which is of record in book no. 597, page 457, Register's Office of Davidson County, Tennessee, to which reference is here made.

IT IS FURTHER ORDERED, ADJUDGED and DECREED that distribution of the assets to the minor beneficiaries shall be paid to the Probate Court Clerk to be held, invested and paid to the beneficiaries, together with interest thereon, upon their attaining the age of eighteen years. Under its discretionary authority, pursuant to T.C.A. § 30-1-309, the Court elects not to appoint a Guardian ad litem for the minor beneficiaries.

ENTERED THIS 4th DAY OF Feb, 1992.

C. K. SMITH, SPECIAL JUDGE

APPROVED FOR ENTRY:

PEGGY D. MATHES #5741
Attorney for Petitioners
Washington Square, Suite 204
214 Second Avenue, North
Nashville, Tennessee 37201
(615) 256-4747

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing has been mailed, via United States mail, postage pre-paid, to:

Barbara J. Burke
3608 Murphy Mill Road
Dothan, AL 36303

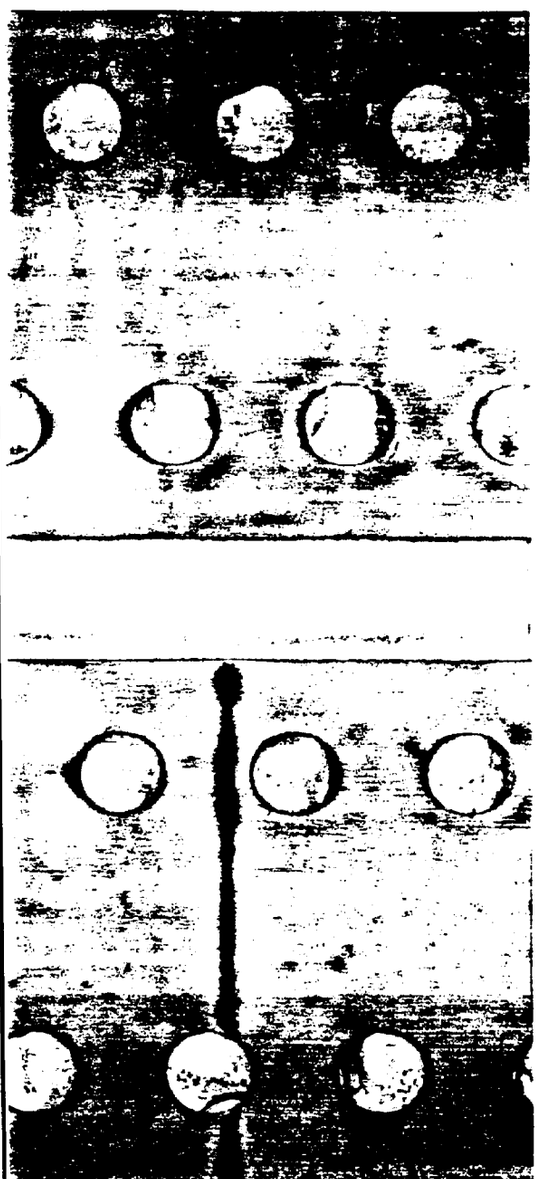
Thomas H. Allen
903 Russell Street
Nashville, TN 37206

James M. Allen
River Road
Ashland City, TN 37015

Carolyn McClain
844 Allen Road
Nashville, TN 37214

This 4th day of February, 1992.

PEGGY D. MATHES



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8915 PAGE 606

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 165.00
				CHECK 165.00
			04/14/93 01	08:18 0001 5156

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0936 I.

IDENTIFICATION REFERENCE

APR 14 8 18 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 639918