Bk 58

BOOK 8937 PAGE 389

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 19 93

Notary Public

MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON LARC

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis J. Hooks (NAME)	First American National Bank (NAME)	MAP 130 @ 7
708 Lynwood Boulevard (ADDRESS)	P. O. 305048 (ADDRESS)	PARCEL 86
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5048 (CITY) (STATE) (ZIP)	BM 01315

FOR AND 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 E. Watts, Jr. and wife, Mary Lou Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis J. Hooks and Perry Pidgeon Beasley, both single persons

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 the southerly part of Lot No. 208 and the northerly part of Lot No. 209 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, pages 102 and 103, Register' Office for said County, and described according to a copy of a survey made by T. R. Sanford, Surveyor, August 22, 1955, as follows:

Beginning at a stake or iron pin in the easterly margin of Lynwood (a/k/a Lynnwood) Boulevard, 64 feet 6 inches northerly from the corner of Lots Nos. 208 and 209; thence easterly 340 feet 6 inches to a point in the westerly line of Lot No. 219; thence with the line between Lots Nos. 208 and 219 and Lots Nos. 218 and 209; southerly, passing the corner of said four lots at 88 feet 8 inches, in all 130 feet to a point which is 41 feet 4 inches south of the common corner of said four lots; thence westerly 361 feet 2 inches to a stake in the easterly margin of Lynwood (a/k/a Lynnwood) Boulevard; thence with the margin of said Boulevard, northerly 150 feet to the point of beginning.

Being the same property conveyed to Thomas E. Watts, Jr. and wife, Mary Lou Watts by deed from Wilson B. Armistead and wife, Martha S. Armistead of record in Book 5661, page 240, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deeds.

This conveyance is subject to 1993 city and county taxes, prorated and assumed by the Grantees the day of closing; all matters shown on the plan of record; restrictive covenants of record in Book 1562, page 256, said Register's Office.

unimproved ( )
This is improved (X) property, known as 708 Lynwood Boulevard, Nashville, TN 37205
(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 3rd day of May, 19 93

Thomas E. Watts, Jr.

Mary Lou Watts

First Data Systems, Inc.

BOOK 8937 PAGE 390

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 Thomas E. Watts, Jr. and wife, Mary Lou Watts

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 3rd day of May, 19 93.

Commission expires 3/23/96

Ann Blackwell
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

16139

IDENTIFICATION REFERENCE

MAY 4 3 17 PM '93

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

WARRANTY DEED

FROM

Thomas E. Watts, Jr. and wife, Mary Lou Watts

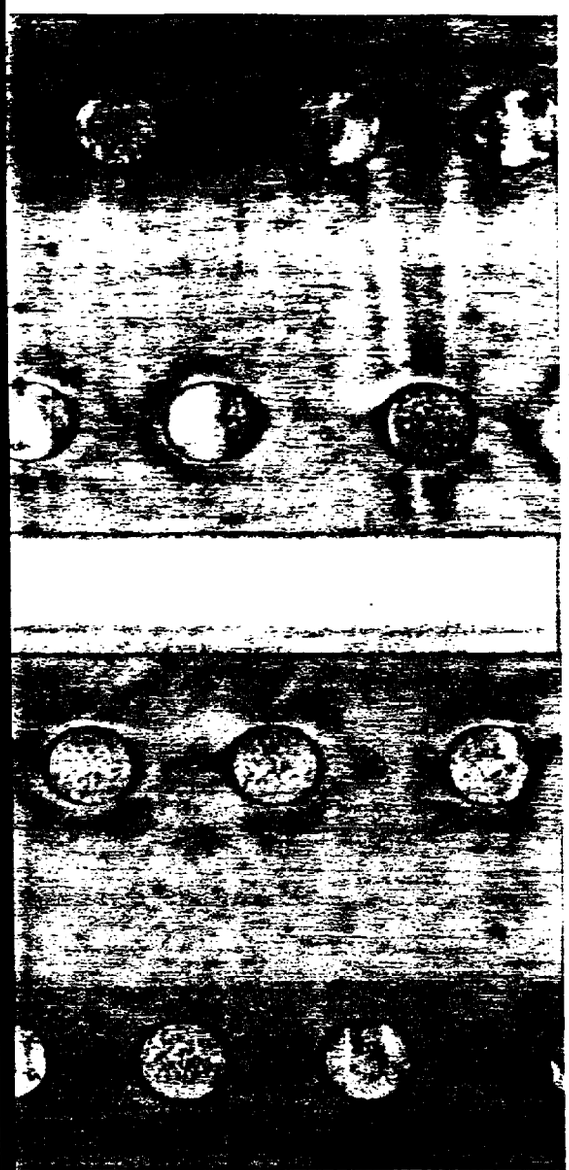
TO

Dennis J. Hooks and Perry Pidgeon Beasley

RETURN TO:

COMBOS & HIX, P. C.
315 Deaderick Street, Su. 1100
Nashville, TN 37238

9216 05/04 01:01 CHECK 911.80



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

RECEIVED OF _____

FOR _____

BOOK 8937 PAGE 391

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	
				244000.00
			CON TX	902.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	911.80
			CHECK	911.80
05/04/93	01		15:15 0001	9236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:61:39

IDENTIFI REFERENCE:

MAY 4 3 17 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 647370