# WARRANTY DEED

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THIS INDENTURE, made and entered into this 3rd day of June, 19 93, by and between

Michael R. and Erica D. Watkins, husband and wife of the first part, and

Archie Fortin and wife, Ellen Fortin of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part ha ve bargained and sold and do they hereby bargain, sell, convey and confirm unto the said parties of the second part of the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee.

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of The County, Section V of record in Book 5200, Page 271, and 272, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael R. Watkins and wife, Erica D. Watkins, by deed of record in Book 7576, page 85, said Register's Office.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part ies of the second part, their heirs and assigns in fee simple forever.

And the said parties of the first part do es hereby covenant with the said part ies of the second part that they lawfully seized in fee of the aforedescribed real estate: that they a good right to sell and convey the same: that the same is unencumbered.

And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons. claims of all persons.

WITNESS THE SIGNATURE ____ of the said part ____ of the first part of the day and year first above written.

M. Michael R. Watkins — Michael R. Watkins

Erica D. Watkins — Erica D. Watkins

STATE OF TENNESSEE, COUNTY OF ~~SHELBY~~ Davidson

4384 06/07 0101 03CHECK 358.65

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Michael R. and Erica D. Watkins, ~~husband and wife~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person ____ within named and that ____ he ____ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this Fifth day of May 1993

September 21, 1996 — My Commission Expires

Notary Public

STATE OF TENNESSEE, COUNTY OF ~~SHELBY~~ DAVIDSON

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 94,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 3rd day of June, 1993.

Ruth M. Foran — Notary Public

My commission expires 22nd day of July, 1995.

The following information is not a part of this Deed.

Tax Identification Number: MAP 150-07-0
Parcel 201.00
02 DX 04832

Property Address 3105 County Meadow Road
Antioch, TN 37013

Mail Tax Bill to Archie Fortin
3105 Country Meadow Road
Antioch, TN 37013

This Instrument prepared by: William D. Castleman, P.C.
213A Ward Circle
Brentwood, TN 37027

Mail

MT

**JURAT**

State of: North Carolina
County of: Iredell

On this 6 day of May, 1993 before me personally appeared Michael R. Watkins to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Seal

Notary Public, Iredell County
State of North Carolina
My Commission Expires 19 Feb. 1993

MTC form 0026

2.7.4 6.3

IDENTIFICATION REFERENCE

JUN 7 1 37 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MEMPHIS TITLE

100 North Main Building
P.O. Box 3073
Memphis, Tennessee 38103
Phone (901) 525-4343

# WARRANTY DEED

TO

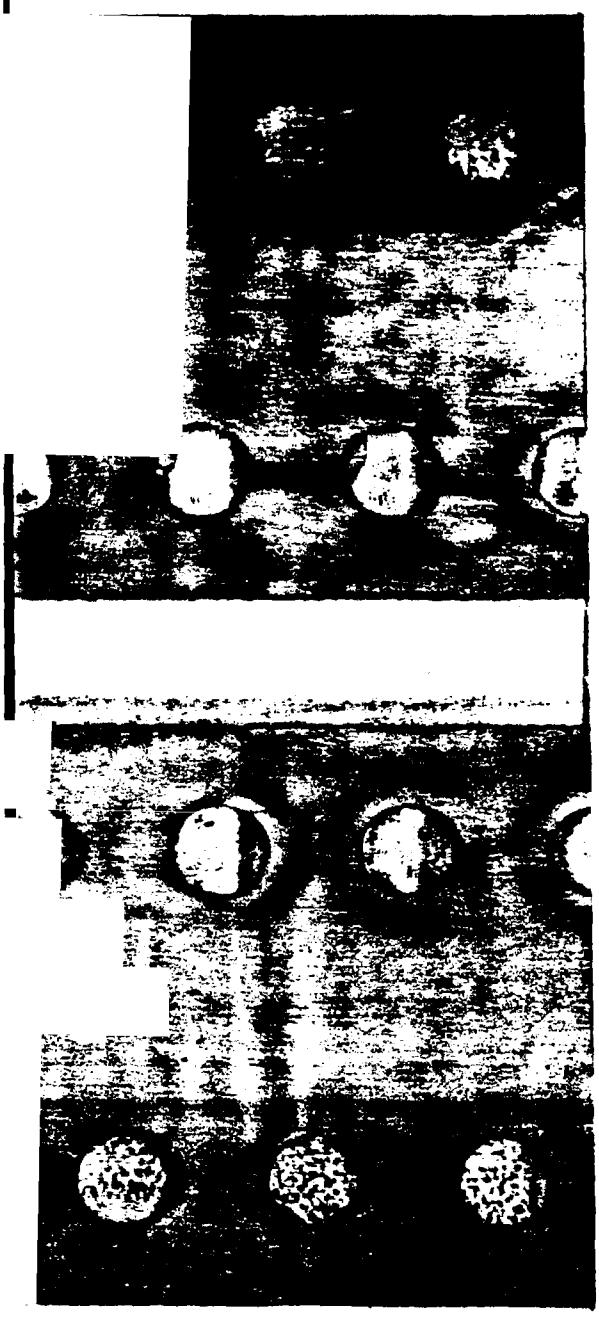
State Tax ..... $

Clerk's Fee ..... $

TOTAL ..... $

Paid

Deputy County Court Clerk.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 | 94500.00 |
| CON TX | 349.65 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 358.65 |
| CHECK | 358.65 |

06/07/93 01 13:38 0001 4384

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.7.4 6 3

IDENTIFICATION REFERENCE

JUN 7 1 37 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 659709