This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9190 PAGE 905

ADDRESS NEW OWNER:
Sandra J. Bradley
2113 Fremont Avenue
Nashville, Tennessee 37216

SEND TAX BILL:
To Owner

MORTGAGEE:
Dorothy P. Watkins et vir
2832 Gaywinds Court
Nashville, Tennessee 37214

MAP AND PARCEL:
Map 73
Group 1
Parcel 94

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dorothy P. Holt Watkins and husband, Howard L. Watkins**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sandra J. Bradley**, married, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 3 on the Plan of Highland View Subdivision, as of record in Book 1424, page 39, Register's Office for said County.
>
> Said Lot No. 3 fronts 75 feet on the northerly side of Freemont Avenue and runs back between parallel lines, 175 fet to a dead line.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Dorothy P. Holt Watkins by deed from Mrs. Vallie J. Phillips, dated December 11, 1954, as of record in Book 2335, page 421, Register's Office for Davidson County, Tennessee. Howard L. Watkins joins in this conveyance to convey any marital interest he may have in said property.

This is improved property known as 2113 Fremont Avenue, Nashville, TN 37216.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 1424, page 39, said Register's Office, including but not limited to a 40 foot minimum building setback line from Fremont Avenue; health department restrictions, and a 10 foot easement for public utilities and drainage along the rear line(s) of said property.

Real property taxes for 1993 have been settled between the parties, and are the responsibility of Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sandra J. Bradley, married, her heirs and assigns, forever; and we, Dorothy P. Holt Watkins and husband, Howard L. Watkins, do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of December, 1993.

Dorothy P. Holt Watkins
Dorothy P. Holt Watkins

Howard L. Watkins
Howard L. Watkins

98058

IDENTIFICATION REFERENCE

93 DEC 17 PM 1:18

REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dorothy P. Holt Watkins and husband, Howard L. Watkins, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 15th day of December, 1993.

Patricia M. Duncan
NOTARY PUBLIC

PATRICIA M. DUNCAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 49,500.00.

Sandra J. Bradley
AFFIANT

Subscribed and sworn to before me this 15th day of December, 1993.

Patricia M. Duncan
NOTARY PUBLIC
My Commission Expires: February 3, 1997

PATRICIA M. DUNCAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5453 12/17/93 0101 03 CHECK 192.15

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9190 PAGE 907

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	49500.00
			CON TX	183.15
			PRFEE	1.00
			MDEED	8.00
			TOTAL	192.15
			CHECK	192.15

12/17/93 01 13:18 0001 5452

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98058
IDENTIFICATION REFERENCE

93 DEC 17 PM 1:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 735433