**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 59,000.00

Jonathan Watkins
Affiant

Subscribed and sworn to before me, this 22nd day of April 1997

Notary Public

My Commission Expires: 11. 22. 97

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| JONATHAN WATKINS<br>3415 West End Avenue #609<br>Nashville, Tennessee 37203 | First Tennessee Bank<br>P.O. Box 474<br>Memphis, Tennessee 38101 | MAP 104-6 A<br>PARCEL 57 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY NINE THOUSAND AND NO/100---------- ---------- ($ 59,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , C. B. WILLIAMS, MARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JONATHAN WATKINS, UNMARRIED

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

BEING Unit No. 609 on the Plan of Continental Condominiums of record in Plat Book 5200, page 399, as amended in Book 6135, page 788, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to C. B. Williams and wife, Irene S. Williams, by deed form Ross I. Evans, Jr., Trustee with full power to transfer, assign, convey, mortgage, encumber or otherwise deal with said real estate without the joinder of any beneficiary, of record in Book 6279, page 582, Register's Office for Davidson County, Tennessee; the said Irene S. Williams having since died and C.B. Williams having since married Pearl M. Williams.

PEARL M. WILLIAMS, spouse of C.B. Williams, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 3415 West End Avenue #609, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Continental Condominiums of record in Book 5200, page 399, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

GRANTOR___ FURTHER COVENANTs and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 22nd day of April, 19 97.

C. B. Williams
C. B. WILLIAMS

Pearl M. Williams
PEARL M. WILLIAMS

**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 C. B. WILLIAMS and PEARL M. WILLIAMS, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of April, 19 97.

Notary Public

My Commission Expires: November 22, 1997

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

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___ 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 _____.

9504 04/26 0101 03CHECK 227.30

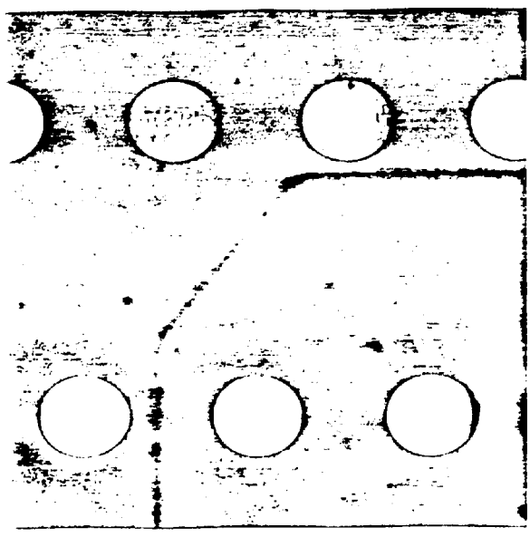
Witness my hand and official seal this _____ day of _____, 19 ____.

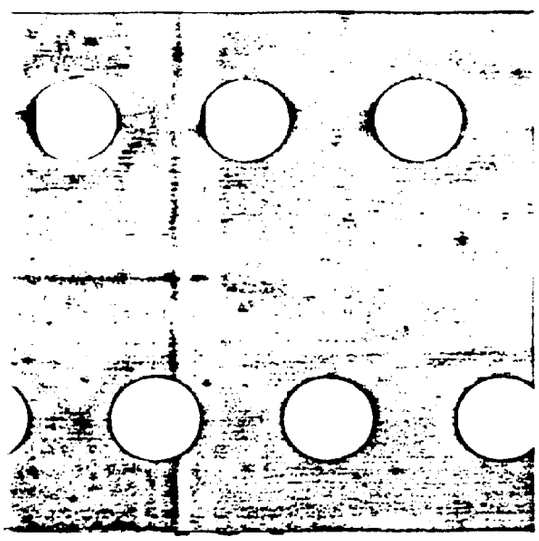
My Commission Expires: _____

Notary Public

42964
IDENTIF. & REFERENCE

94 APR 26 AM 10:23
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9323 PAGE 185

| | | |
|---|---|---|
| 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 | 59000.00 |
| CON TX | 218.30 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 227.30 |
| CHECK | 227.30 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 8304

42964
IDENTIF. & REFERENCE

94 APR 26 AM 10: 23

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 783440