File Box 36

BOOK 9332 PAGE 473

WARRANTY DEED

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
141-12-C-27.00 CO	Talmage M. Watts Debra G. Watts	NationsBanc Mortgage Corporation P. O. Box 740017 Louisville, KY 40201
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 9682089
	7260 River Bend Drive Nashville, TN 37221	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

John D. Minton Construction Company, Inc., a Tennessee Corporation

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey

unto Talmage M. Watts and wife, Debra Greenspan Watts

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of River Bend, as of record in Book 6900, pages 504 and 505, as amended by Surveyor's Correction Deed of record in Book 7465, page 833, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John D. Minton Construction Company, Inc., by deed from First Tennessee Bank National Association, as of record in Book 9127, page 400, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, Declaration of Covenants, Conditions and Restrictions of record in Book 7112, page 481, as amended in Book 7308, page 805, Book 7308, page 808 and as amended in Book 7336, page 15 and further amended in Book 7549, page 893, and all matters shown on the recorded plan referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except 1994 taxes, which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of May, 19 94.

John D. Minton Construction Company, Inc.

By: John D. Minton Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____
executed the within instrument for the purposes therein contained.

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

My commission expires: _____
Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____
executed the within instrument for the purposes therein contained.

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

My commission expires: _____
Notary Public

IDENTIFICATION REFERENCE
9 MAY -94 2:10
FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN.
45861

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 176,748.12
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May 1481 05/024 0101 03CHECK 662.97
COMMISSION EXPIRES: _____
(AFFIX SEAL)
Notary Public

WARRANTY DEED

FROM
John D. Minton Construction Company, Inc.

TO
Talmage M. Watts and wife, Debra Greenspan Watts

Instrument Prepared By:
Ortale, Kelley, Herbert & Crawford
Douglas A. Brace, Attorney
200 Fourth Avenue North
Nashville, TN 37219

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

John D. Minton and _____,
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged John D.Minton to be the President and _____ respectively, of John D.Minton Construction Company, Inc. a corporation, the bargainor, and that he as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said John D .Minton as such President, and attesting the same by the said _____ as such _____.

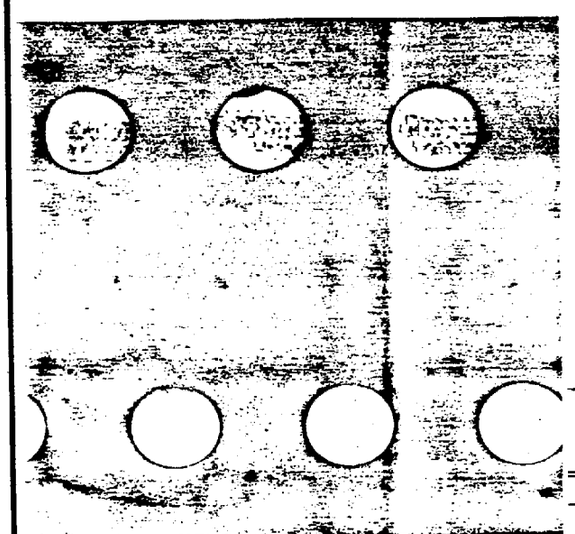
Witness my hand and official seal at _____, Tennessee,
this, the 2nd day of May, 19 94.

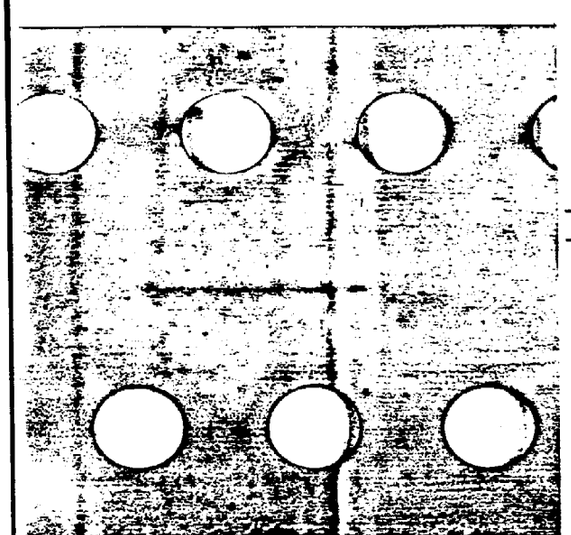
My commission expires: _____
Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

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





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	176748.12
			CON TX	653.97
			PRFEE	1.00
			WDEED	8.00
			TOTAL	662.97
			CHECK	662.97
05/03/94	01		14:09 0001	1481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45861
IDENTIF. # REFERENCE

94 MAY -3 PM 2:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 786569