56650

BOOK 9365 PAGE 481 IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

SH JUN -2 PM 12:47
1127 06/02 0101 03CHECK 206.95
REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Debra C. Watson
133 Faulkner Lane
Mt. Juliet, TN 37122

MORTGAGEE:
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS:
New Owner

MAP-PARCEL:
43-9-139.00
FB No. 11D 51145

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, I, **Carolyn S. Davert, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Debra C. Watson,** 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 Lots Nos. 26, 27 and the northerly 35 feet of Lot No. 28, Block "F", Woodlawn Estates, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.
>
> Said Lots Nos. 26 and 27 adjoin and front together 50 feet on the easterly side of Delaware Avenue and run back between lines, 218 feet on the southerly line of Lot No. 27 and 220 feet, more or less, on the northerly line of Lot No. 26, to a dead line, and measures 50 feet thereon. Said northerly 35 feet of Lot No. 28 fronts 35 feet on the easterly side of Delaware Avenue and runs back between parallel lines, 100 feet to a dead line.
>
> Being the same property conveyed to Carolyn S. Davert, unmarried, by deed from Kerry D. Lewis and wife, Sherry H. Lewis, as of record in Book 9308, page 580, Register's Office for Davidson County, Tennessee.

This is improved property known as 606 Delaware Avenue, Madison, Tennessee 37115.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, and easements, covenants and conditions as shown on the Plan of record in Plat Book 843, page 82, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the 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 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 hands this 31 day of May, 1994.

Carolyn S Davert
CAROLYN S. DAVERT

STATE OF MICHIGAN)
COUNTY OF CHEBOYGAN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn S. Davert**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at CHEBOYGAN, this 31 day of May, 1994.

PAUL BREED NOTARY PUBLIC CHEBOYGAN CO., MICH.

Paul Breed
NOTARY PUBLIC
PAUL BREED
NOTARY PUBLIC - CHEBOYGAN CO., MICH.
MY COMMISSION EXPIRES 12-18-96

My Commission Expires: 12-18-96

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 53,500 .

Debra C. Watson
AFFIANT

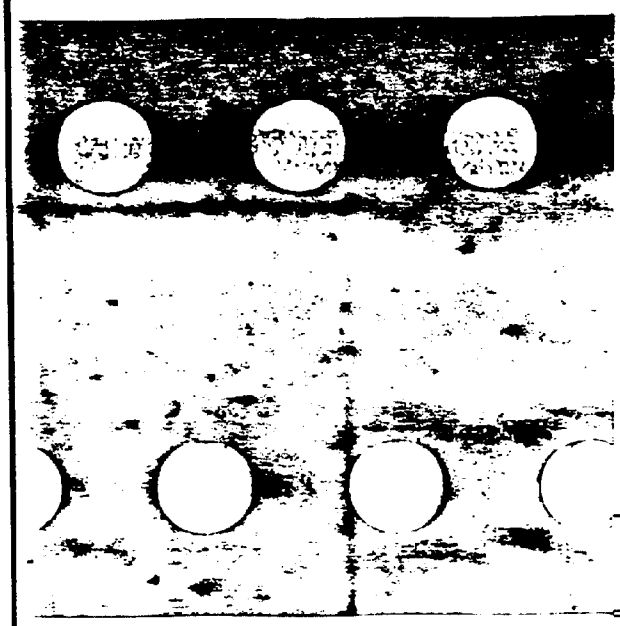
Subscribed and sworn to before me this 27th day of May, 1994.

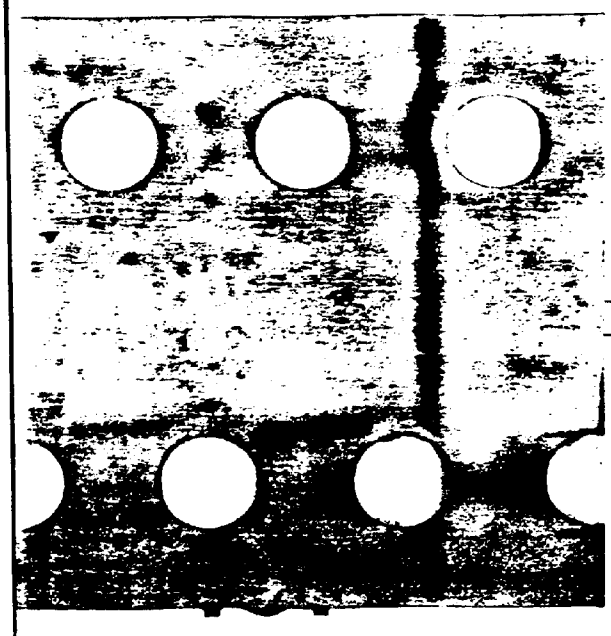
Teresa L. Tharp
NOTARY PUBLIC

TERESA L. THARP NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 2-5-95

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





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

RECEIVED OF _____

FOR _____

BOOK 9365 PAGE 483

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	53500.00
			CON TX	197.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	206.95
			CHECK	206.95
06/02/94	01		12:48 0001	1127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56650
IDENTIF. ↑ REFERENCE

94 JUN -2 PM 12:47
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 798104