47

BOOK 9544 PG 223

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,372.75

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES: 4/28/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Eric Watkins (NAME)	BarclaysAmerican/ (NAME)	MAP 44-15
901 Lawrence Street (ADDRESS)	5032 parkway Plaza Blvd., Bldg.7 (ADDRESS)	PARCEL 153.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	4D42585

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Beverly Ann Thompson, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Eric Watkins and wife, Linda Louise Watkins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 264 of Section A, on the Plan of E.I. DuPont de Nemours and Company's Subdivision, as of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Beverly Ann Thompson by deed from Gary L. Meador and wife, Susan M. Meador, of record in Book 9248, page 817, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994, and subsequent years, easements, and restrictive covenants of record, and other good and valuable considerations, receipt of which is hereby acknowledged, including the agreement to assume the existing remaining balance due and owing to BarclaysAmerican/Mortgage Corporation, secured by a Deed of Trust of record in Book 7928, page 687, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions.

unimproved ( )
This is improved (X) property, known as 901 Lawrence Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of November, 19 94

Beverly Ann Thompson

J. Eric Watkins

Linda Louise Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Ann Thompson and J. Eric Watkins and wife Linda Louise Watkins

the bargainor ~~a~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of November, 19 94.

Commission expires 11/28/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 _____.

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

My commission expires _____

Notary Public

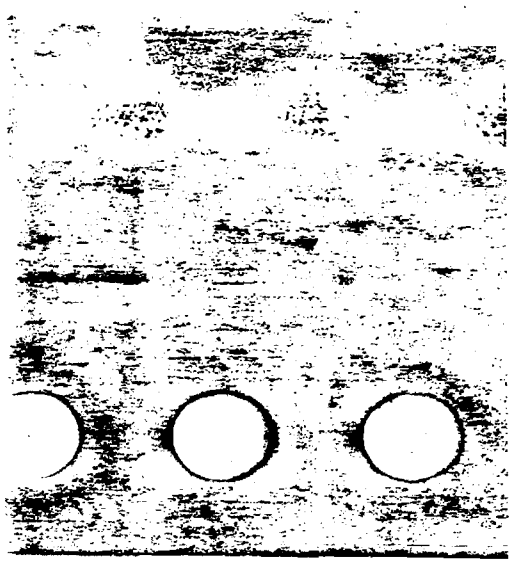
16779
IDENTIF. & REFERENCE

94 DEC 13 AM 10:18

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2601 12/13 0101 03CHECK 272.44

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



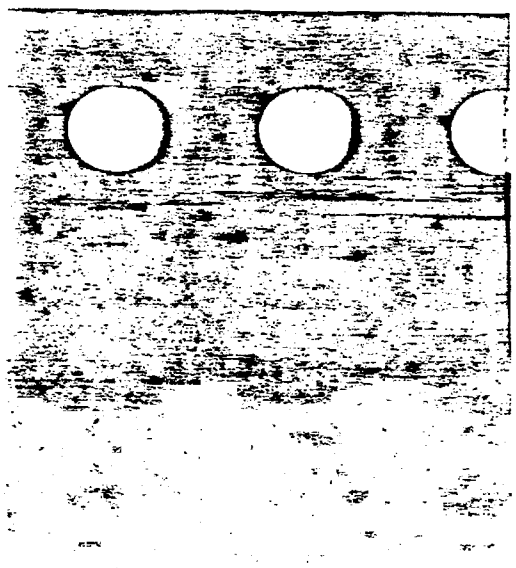
RECEIVED OF _____

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	71222.75
CON TX	263.44
PRFEE	1.00
WDEED	8.00
TOTAL	272.44
CHECK	272.44

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/13/94 01 10:19 0001 2601

16779
IDENTIF. ↑ REFERENCE

94 DEC 13 AM 10: 18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 862565