63

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Terry K. Watson Sr. (NAME)	Terry K. Watson, Sr. (NAME)	
4005 Kennedy Avenue (STREET ADDRESS OR ROUTE NUMBER)	4005 Kennedy Avenue (STREET ADDRESS)	61-16-183
Nashville, Tn 37216 (CITY) (STATE) (ZIP CODE)	Nashville, Tn 37216 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of

Ten and No/100---------- DOLLARS

Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

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Jodi Oats Hermey and John F. Cunningham, Jr.

have bargained and sold, and by these presents do transfer and convey unto the said Terry K. Watson

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly parts of Lots nos. 49, 50, 51 and 52 of Block "C" on the Plan of Re-Subdivision of Sunnymeadw, Unit 1, as of record in Bok 974, pages 56 and 57, Register's Office for said County, and described according t a copy of a survey made by Z.T. Wilkinson, Surveyor, dated June 5, 1950, as follows:

Beginning at a point in the westerly margin of Kennedy Avenue said point being, 254.4 feet North of the intersection of Kennedy Avenue and Ardee Avenue, being the new northwest corner of the property of T.W. Lunsford and wife; thence westerly across said Lot and along Lundsford new northerly line 195.8 feet to a point in the line between Lots 48, and 49; thence northerly along the kline between said lots 60.9 feet to the northwest corner of Lot 49; thence easterly along the rear line of Lots 49,50,51, and 52 South 62 degrees 30' East 193.4 feet to the westerly margin of Kennedy Avenue; thence with said Avenue southerly 71 feet to the point of beginning.

Being the same property conveyed to Jodi Oats Hermey and John F. Cunningham, Jr. by deed from sheila Y. Green of record in Book 8844, page 556, Register's Office Davidson County, Tennessee.

26498

IDENTIFICATION REFERENCE

95 JAN 19 PM 3:51

3288 01/19 0101 03CHECK 249.50

unimproved ( )

This is improved ( ) property, known as 4005 Kennedy Avenue (House Number) (Street)

Nashville, TN 37216 (P.O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 18 day of January, 1995.

Jodi Oats Hermey

John F. Cunningham Jr.

12398.HUD

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EDDY LOWE, a Notary Public in and for said County and State, the within named Jodi Oats Hermey and John F. Cunningham

the bargainor S, 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 at GOODLETTSVILLE, TN. this 18 day of January

My commission expires EDDY LOWE NOTARY AT LARGE COMM. EXP. DATE 3-25-95 DAVIDSON COUNTY STATE OF TENNESSEE Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____

Commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 65,000.00
This is equal to or greater than the property would bring at a fall and voluntary sale.

Sworn to and subscribed before me
this 18 day of January, 19 95.
My commission expires EDDY LOWE NOTARY AT LARGE COMM. EXP. DATE 3-25-95 Notary Public

This instrument was prepared by:

Amqui Title & Escrow Company, Inc. 405 Two Mile Pike Goodlettsville, Tn. 37072
Name Address

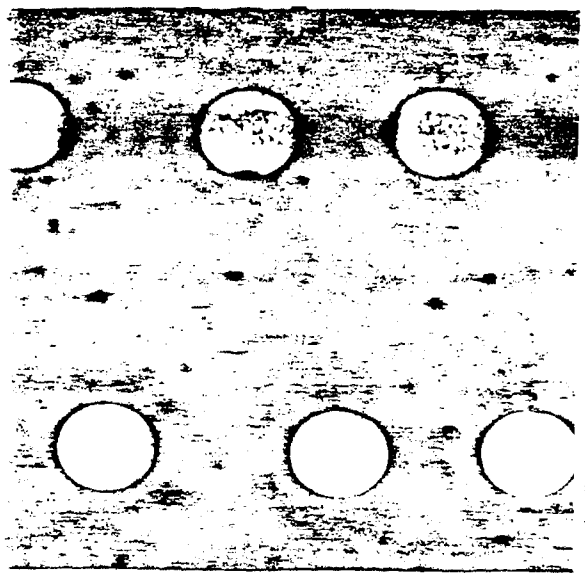
WARRANTY DEED

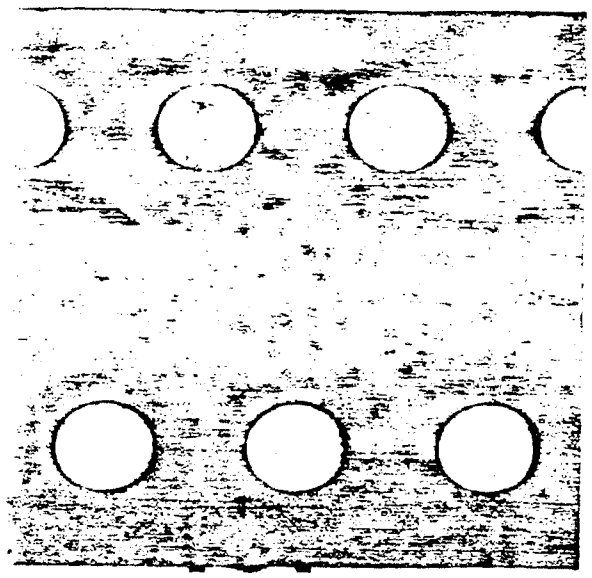
FROM

TO

INGRAM AND LOWE
ATTORNEYS AT LAW,
COLONIAL SQUARE
405 TWO MILE PIKE
GOODLETTSVILLE, TENNESSEE 37072

12398.HUD





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	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
TOTAL	249.50
CHECK	249.50

01/19/95 01 10:54 0001 3288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26498

IDENTIFICATION REFERENCE

95 JAN 19 AM 10:54

REGISTER
DAVIDSON CO. TN.

No. 873112