BOOK 9676 PG 554

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: 6-10-98
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES JUNE 10, 1998

e-mail

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike /Second Floor, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES H. AVERY (NAME)	NORWEST MORTGAGE, INC. (NAME)	MAP 60-8
110 ELLENWOOD CT. (ADDRESS)	2000 GLEN ECHO ROAD (ADDRESS)	PARCEL 72
FAYETTEVILLE, GA 30214 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37215 (CITY) (STATE) (ZIP)	

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, PAUL APONTE AND JACK WATSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES H. AVERY AND WIFE, ELIZABETH ANN AVERY, AND CLYDE LAWRENCE PHILLIPS, JR. AND WIFE, REBECCA PHILLIPS

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:

LAND in Davidson County, Tennessee, being the northerly 45 feet on the southerly 210 feet of the westerly 200 feet of Lot No. 6 on the map of E. A. Lindsley subdivision on Dickerson Road, of record in Book 547, Page 144, said Register's Office, and being more particularly described as follows:

SAID part of Lot No. 6 fronts 45 feet on the westerly side of Hillside Drive and extends back between parallel lines 200 feet to a fence line measuring 45 feet thereon.

BEING the same property conveyed to Paul Aponte and Jack Watson by deed from Mellon Bank of record in Book 9356, Page 614, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Jack Watson and Jackson Watson are one and the same person.

95 MAY 19 AM 9:43
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0062342

unimproved ( )
This is improved (X) property, known as 3042 HILLSIDE DRIVE, NASHVILLE, TN 37207
(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 our hand s this 12th day of May 19 95

PAUL APONTE

Jack Watson by

IN

STATE OF TENNESSEE
COUNTY OF

BOOK 9676 PG 555

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, 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 _____day of _____19_____ .

Commission expires _____

_____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12TH day of MAY, 1995, before me personally appeared PAUL APONTE, to me known to be the person who executed the foregoing instrument in behalf of JACK WATSON, and acknowledged that he executed the same as the free act and deed of said JACK WATSON.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of May, 1995.

Debra Wicke
Notary Public

My Commission Expires: 6-10-98

DEBRA WICKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES JUNE 10, 1998

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 PAUL APONTE, the bargainor, with whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

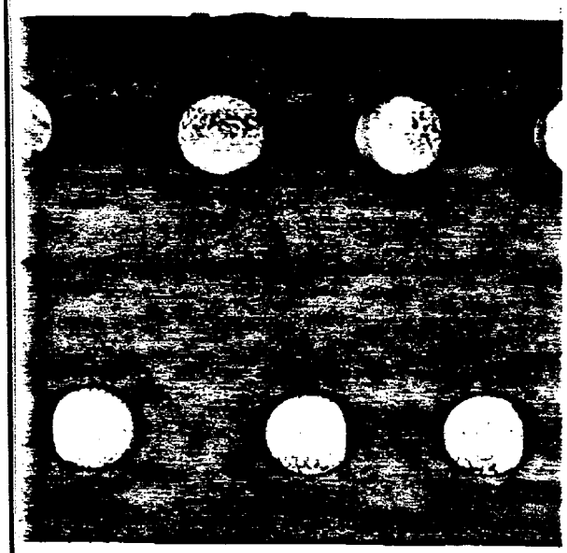
Witness my hand and official seal at Nashville, Tennessee, this 12th day of May, 1995.

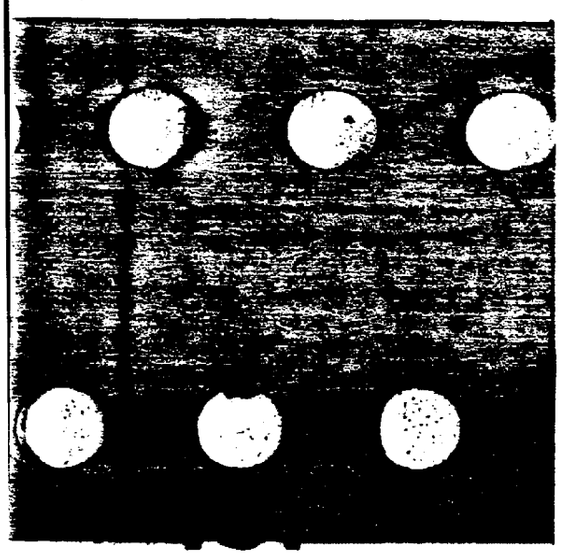
Debra Wicke
Notary Public

My Commission Expires: 6-10-98

DEBRA WICKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES JUNE 10, 1998

2740 05/19 0101 03CHECK





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

RECEIVED OF _____

FOR _____

BOOK 9676 PG 556

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	
				100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	379.00
			CHECK	379.00
05/19/95	01		09:45 0001	2740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0062342
IDENTIF. ← REFERENCE
95 MAY 19 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.912090