BOOK 9721 PG 910

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 95

NOTARY PUBLIC Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Diane Watkins | Pacific Southwest Bank | MAP 119-10 |
| (NAME) | (NAME) | |
| 2719 Live Oak Road | 4144 N. Central Expwy, Suite 850 | PARCEL 147 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | Dallas, TX 75204 | 06DA 47885 |
| (CITY) (STATE) (ZIP) | (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, Nellie Edna Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Diane 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:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Mashburn Heights Subdivision, as of record in Book 1835, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 70 feet on the west side of Live Oak Road and runs back between parallel lines 187 feet to a dead line.

Being the same property conveyed to Earl J. Smith and wife, Nellie Edna Smith by deed from Joseph C. Padgett and wife, Nora F. Padgett of record in Book 3894, page 433, Register's Office for Davidson County, TN. The said Earl J. Smith having since died and the property vested in Nellie Edna Smith by estate by the entireties.

Subject to restrictions of record in Book 1785, page 133; and Book 1850, page 439, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1995 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.
95 JUL -5 PM 12:40
IDENTIF. ↑ REFERENCE
0076225

unimproved ( )
This is improved ( X ) property, known as 2719 Live Oak Road, Nashville, TN 37210
(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 June, 19 95

Nellie Edna Smith

Nellie Edna Smith

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 Nellie Edna Smith

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June 19 95.

Commission expires 11/22/97

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

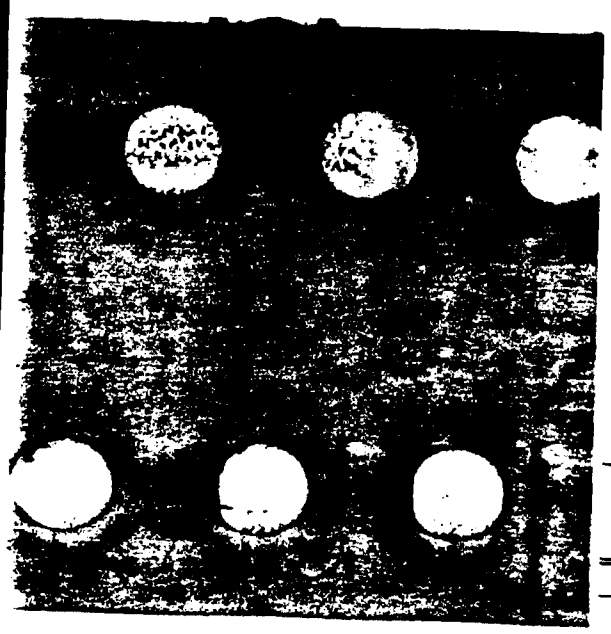
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

3013 07/05 0101 03CHECK 230.63



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

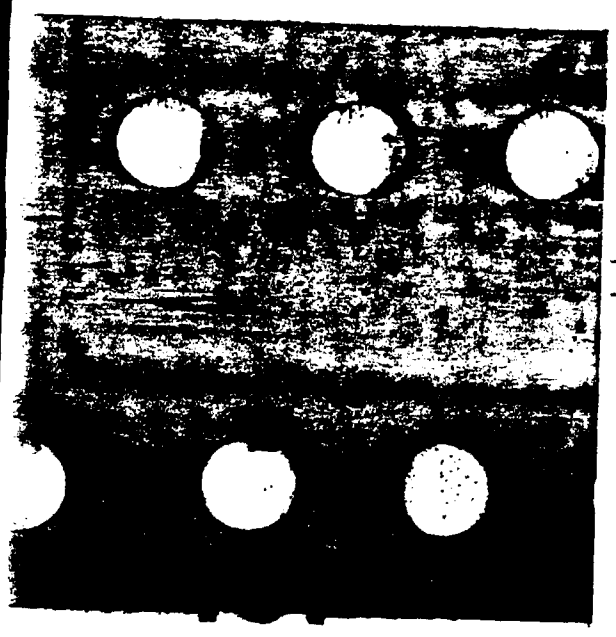
RECEIVED OF _____

FOR _____

BOOK 9721 PG 912

| | | |
|---|---|---|
| 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 | 59900.00 |
| CON TX | 221.63 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 230.63 |
| CHECK | 230.63 |

07/05/95 01 12143 0001 0010

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0076225
IDENTIF. ↑ REFERENCE

95 JUL -5 PM 12:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 927164