STATE OF TENNESSEE BOOK 9758 PG 676
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE, 3rd DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES 5/23/98
(AFFIX SEAL)

Return To: prepared by THIS INSTRUMENT WAS PREPARED BY

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Leon Watson, Sr. and	Same as New Owner	21-35
(NAME) Nelma Watson	(NAME)	
(ADDRESS) 3725 Old Clarksville Highway	(ADDRESS)	
(CITY) Joelton, (STATE) TN (ZIP) 37080	(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~~ JULIA F HORNBUCKLE, the only heir-at-law of JOSEPHINE GREEN, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon Watson, Sr. and wife, Nelma Watson

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:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

00088093
IDENTIF. & REFERENCE

95 AUG 10 AM 10:44

REGISTER

This is unimproved ( ) improved (X) property, known as 3725 Old Clarksville Highway Joelton, TN 37080
(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 3rd day of August, 19 95

Julia F. Hornbuckle

By: John Barringer, Attorney-in-Fact

BOOK 9758 PG 677

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, 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 Madison, Tennessee, this 3rd day of August 19 95.

Commission expires 5/23/98

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, a 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 3rd day of August, 1995, before me personally appeared John Barringer to me known to be the person who executed the foregoing instrument on behalf of Julia F Hornbuckle and acknowledged that he executed the same as the free act and deed of the said Julia F Hornbuckle, by himself as Attorney In Fact.

Witness my hand and official seal at Madison, Tennessee, this 3rd day of August, 1995.

Deanie T. Gregory
Notary Public

My Commission Expires: 5/23/98

NOTARY PUBLIC AT LARGE

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:

TO:

EXHIBIT "A"

A tract of land in Davidson County, Tennessee, being the westerly part of Tract No. 1, as shown on survey of the Division of George E. Anderson's farm, made by Stephen A. Draper, Surveyor, dated September 22, 1959, as follows:

BEGINNING in the centerline of Old Clarksville Pike, North 76 deg. East 563 feet from the intersection of said Old Clarksville Pike and Eaton's Creek Road, said point being the northwest corner of the property conveyed to J. L. Reeder and wife, Mamie A. Reeder by deed from Clive Anderson and wife of record in Book 3134, Page 423, Register's Office for Davidson County, Tennessee; thence with said Reeder's western boundary line South 4 deg. West 995 feet; thence North 81 deg. West 435 feet; thence North 4 deg. East 1043 feet to the centerline of Old Clarksville Pike; thence with the same South 76 deg. East 437 feet to the beginning, containing 10.13 acres, more or less.

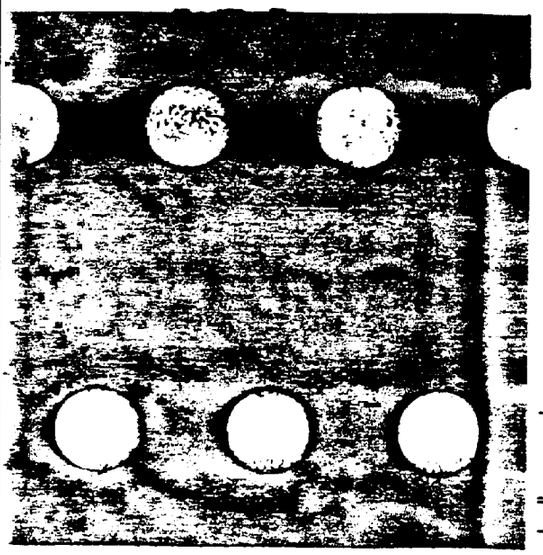
Being the same property conveyed to Chester E. Green and wife, Josephine Green by deed from Clive Anderson and wife, Ruby Anderson of record in Book 3164, Page 114, Register's Office for Davidson County, Tennessee. The said Chester E. Green having predeceased Josephine Green. The said Josephine Green died intestate on June 27, 1994 leaving her sister, JULIA HORNBUCKLE as her only heir-at-law.

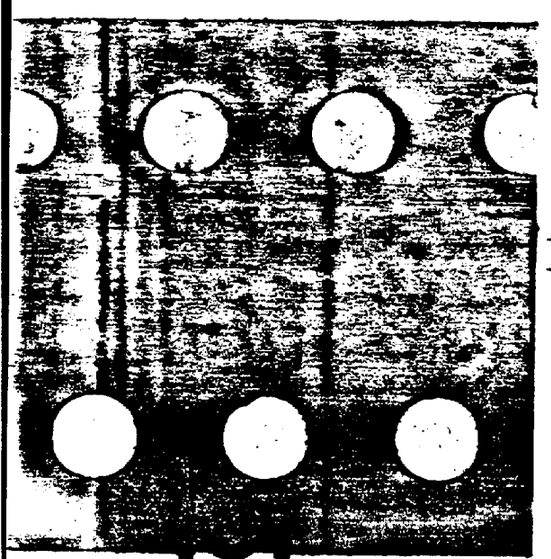
THE ABOVE PROPERTY DESCRIPTION INCLUDES BUT THIS CONVEYANCE SPECIFICALLY EXCLUDES THE FOLLOWING DESCRIBED PROPERTY CONVEYED DECEMBER 30, 1986 FROM JOSEPHINE GREEN, UNMARRIED, TO BILLY A. HUDGENS AND WIFE, ELIZABETH D. HUDGENS OF RECORD IN BOOK 7100, PAGE 983, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Land in Davidson County, Tennessee, being Tract No. 2 as per a survey by R. L. Montoya, Land Surveying, Inc., dated December 26, 1986, as follows:

BEGINNING at a P.K. nail, this point being 782.99 feet west of the centerline intersection of Old Clarksville Pike and Eaton's Creek Road and being the northwest corner of Tract No. 1; thence leaving said centerline along the common line of Tract No. 1 and Tract No. 2, South 2 degrees 57 minutes 31 seconds West 1019.66 feet to an iron pin in the north line of Charles W. Waller as of record in Deed Book 3182, Page 393, Register's Office for Davidson County, Tennessee; thence along the south line of this tract, North 82 degrees 13 minutes 48 seconds West 214.09 feet to an iron pin to the north line of Woodlawn Memorial Park Property as of record in Deed Book 3531, Page 365, Register's Office for said County; thence along a line common to W. W. Randall as of record in Deed book 3164, Page 445, Register's Office for Davidson County, Tennessee, and the west line of this tract, North 2 degrees 58 minutes 59 seconds East 1043.32 feet to a P.E. Nail in the center of Old Clarksville Pike; thence along said centerline, South 75 degrees 56 minutes 16 seconds East 216.64 feet to the point of beginning, containing 5.04 acres, more or less.

3962 08/10 0101 03CHECK 320.10





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

RECEIVED OF _____

FOR _____

BOOK 9758 PG 679

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	33000.00
CON TX	307.10
PRFEE	1.00
WDEED	12.00
TOTAL	320.10
CHECK	320.10

08/10/95 01 10:45 0001 0962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0088093
IDENTIF. # REFERENCE

95 AUG 10 AM 10:44

REGISTER
DAVIDSON COUNTY, TN.

No. 939967