BOOK 9787PG237

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Robert D. Watson, et ux
133 Faulkner Lane
Mt. Juliet, TN 37122

MORTGAGEE:
1st National Mortgage
P.O. Box 9481
Gaithersburg, MD 20898-9481

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map 74-8
Parcel 144
FB No. 4D 34558

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Billy F. Huffine, Jr. and wife, Sheryl L. Huffine,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert D. Watson and wife, Debra C. 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:

> Being Lot No. 903 on the plan of Hermitage Hills, Section VIII, as of record in Book 3600, page 24, Register's Office for said County, said Lot No. 903 fronts 103.23 feet ont he southerly side of Bonnafield Drive and extends back 235 feet on the westerly line and 250.49 feet on the easterly line to a dead line in the rear on which it measures 66.1 feet.
>
> Being the same property conveyed to Billy F. Huffine, Jr. and wife, Sheryl L. Huffine, by deed from Philip Blake, unmarried, as of record in Book 7876, page 451, Register's Office for Davidson County, Tennessee.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Statesman Mortgage Company of record in Book 7876, page 454, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees, as is the hazard insurance.

This is improved property known as 152 Bonnafield Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3643, page 242, said restrictions have since expired, and easements, covenants and conditions as shown on the Plan of record in Plat Book 3600, page 24, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Mortgagee.

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 hands this 31st day of August, 1995.

Billy F. Huffine, Jr. — Sheryl L. Huffine

BILLY F. HUFFINE, JR. — SHERYL L. HUFFINE

1205 09/07 0101 03CHECK 315.29

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Billy F. Huffine, Jr. and wife, Sheryl L. Huffine**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 31st day of August, 1995.

Teresa L. Hayes
NOTARY PUBLIC

TERESA L HAYES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 1/30/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $82,781.00.

Rebecca C. Watson
AFFIANT

Subscribed and sworn to before me this 31st day of August, 1995.

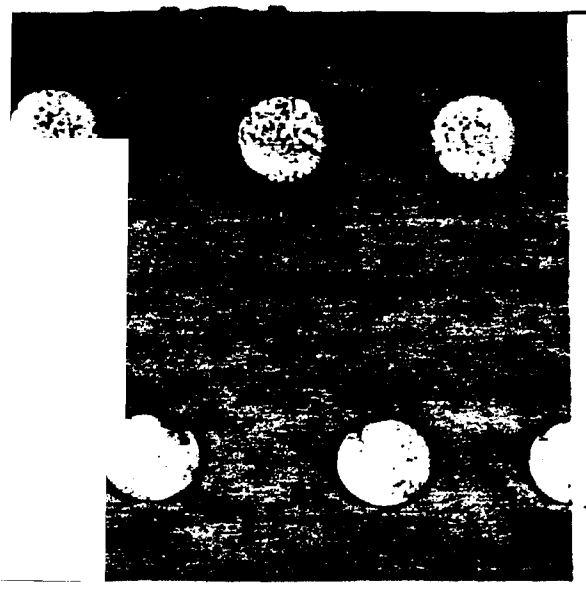
Teresa L Hayes
NOTARY PUBLIC

TERESA L HAYES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 1/30/99

0097619
IDENTIF. & REFERENCE

95 SEP -7 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

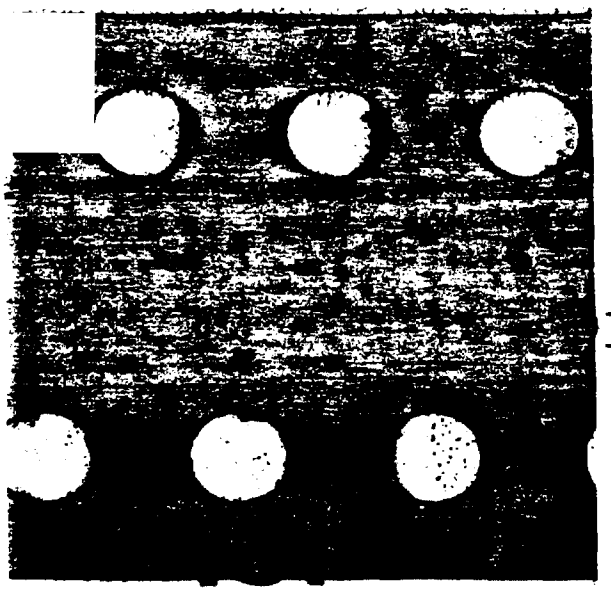
RECEIVED OF _____

FOR _____

BOOK 9787 PG 239

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 82781.00
CON TX 306.29
PRFEE 1.00
MDEED 8.00
TOTAL 315.29
CHECK 315.29

09/07/95 01 09:33 0001 1205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097619
IDENTIF. ↑ REFERENCE

95 SEP -7 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950099