Mail

BOOK 9939 PG 203

Prepared by: M. Wesley Hall, III
Thomas Patrick Wall, III
223 Madison Street, Suite 212
Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karolyn Carpenter (NAME)	~~Same~~ (NAME)	92-6 533
P.O. Box 1716 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Murfreesboro, TN 37133 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....

Ten and No/100 ($10.00) ..... *Dollars,* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the Grantee of the unpaid balance owing on a note in the original amount of $20,661.30 to L.A. Newman & Co., secured by a Deed of Trust to Billy C. Donnell, Trustee, of record in Boook 8399, page 843, Register's Office for Davidson County, Tennessee,

Leland D. Watts and wife, Winnifred A. Watts,

have this day bargained and sold, and do hereby transfer and convey unto the said

Karolyn Carpenter, her

..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 32 in A. Roth's Subdivision of Lots 21 and 22 Boyd McNairy Tract, as of record in Book 57, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts fifty (50) feet on the easterly side of 27th Avenue North (now Lena Street), and extends back eastwardly between parallel lines one hundred and sixteen (116) feet to a 10 foot alley.

Being the same property conveyed to Leland D. Watts by Quitclaim Deed from B.L.C. Investments, Inc., of record in Book 9925, page 925, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,500.00

Subscribed and sworn to before me, this the 31st day of January 19 96

Affiant Karolyn Carpenter

My commission expires: Jan. 25, 1997 (Affix Seal)

Notary Public Shelly L Dotson

This is improved (XX) unimproved ( ) property, known as 722 Lena Street, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Karolyn Carpenter, her

..... *(successors),*

heirs and assigns forever . We *... covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her

..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 31st *day of* January *19* 96 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

LELAND D. WATTS

WINNIFRED A. WATTS
By Leland D. Watts, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ... , a Notary Public in and for said County and State, ... the within named bargainor ..... , with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ..... Tennessee, this ..... day of ..... , 19 ..... .

..... *Notary Public*

Commission expires .....

3056 02/06 0101 03CHECK 151.45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... , a Notary Public of the State and County aforesaid, personally appeared ..... , with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be .... of the ..... , the within named bargainor, a corporation, and that ..... he as such ..... , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

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

..... *Notary Public*

Commission expires .....

96 FEB -6 PM 9:18
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0117624

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leland D. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Winnifred A. Watts and acknowledged that he executed the same as the free act and deed of said Winnifred A. Watts.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1996.

Sherry L. Denton
NOTARY PUBLIC

Commission Expires: Jan. 25, 1997

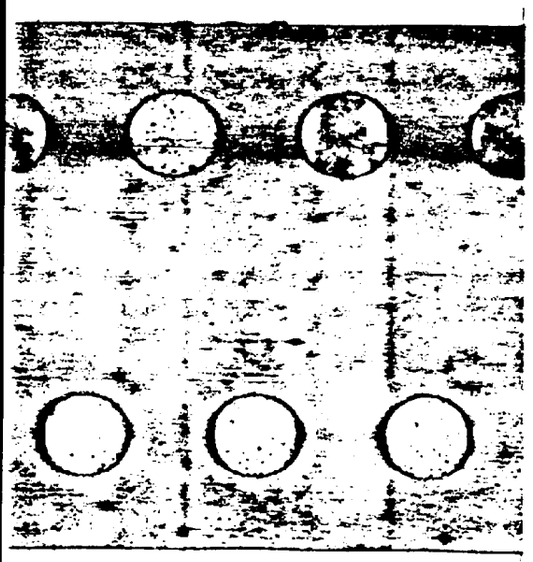
WARRANTY DEED

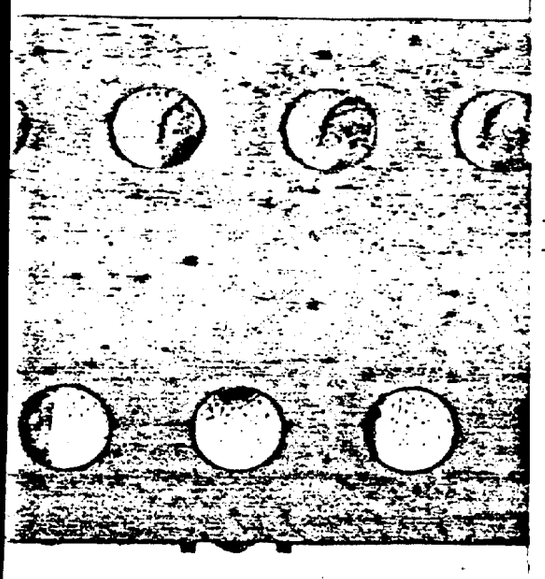
FROM
LELAND D. WATTS ET UX

TO
CAROLYN CARPENTER

6.30 SUB

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115





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

RECEIVED OF _____

FOR _____

BOOK 9939 PG 205

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 38500.00
CON TX 142.45
PRFEE 1.00
WDEED 8.00
TOTAL 151.45
CHECK 151.45

02/06/96 01 09:52 0001 5056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0147624
IDENTIF. ↑ REFERENCE

96 FEB -6 A11 9:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003281