274

BOOK 10163 PG 725

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Betty Jean Clary (NAME)	NationsBanc Mortgage Corporation (NAME)	161-14B
117 Highland Villa Drive (ADDRESS)	P.O. Box 630005 (ADDRESS)	117CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75263-0005 (CITY) (STATE) (ZIP)	6DU 82696

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, Rufus D. Watts and wife, Henrietta B. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty Jean Clary, unmarried

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 Unit No. 117 of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed recorded in Book 7278, page 312, amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7473, page 285, Book 7600, page 361, Book 8131, page 95, Book 8173, page 84, Book 8199, page 149 and Book 8658, page 595, all in the Register's Office for Davidson County, Tennessee, exhibit "B" to said Master Deed, being hereby made for full particulars.

Being the same property conveyed to Rufus D. Watts by deed from Henry G. Cisneros, Secretary of Housing and Urban of Washington, D.C. of record in Book 9157, page 465, Register's Office for Davidson County, Tennessee.

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

Henrietta B. Watts, spouse of Rufus D. Watts joins in this conveyance to convey any and all rights she may have; especially her marital rights.

96 AUG 22 AM 8:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 02 16886

unimproved ( )
This is improved (X) property, known as 117 Highland Villa Drive, Nashville, Tennessee 37211
(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 20th day of August 19 96

Rufus D. Watts

Henrietta B. Watts 8/20/96

BOOK 10163 PG 726

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 Rufus D. Watts and wife, Henrietta B. Watts

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the Y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 20th day of August 19 96.

Commission expires 5-28-2000

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 _____.

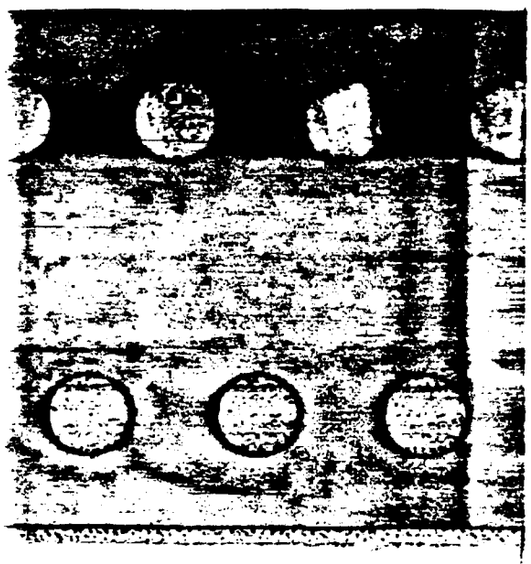
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

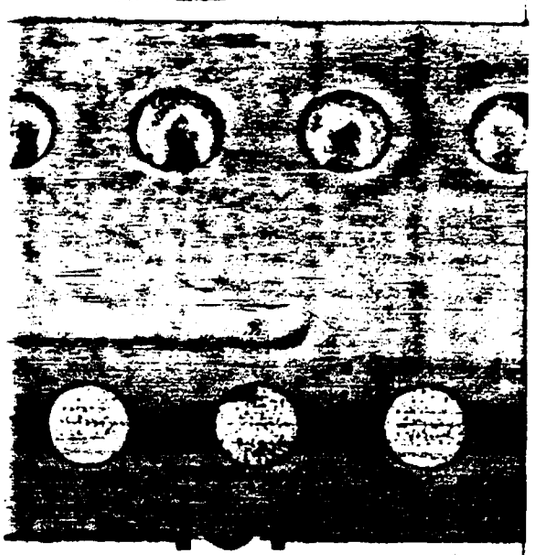
My commission expires _____

Notary Public

9534 08/22 0101 03CHECK

427.10





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

RECEIVED OF _____

FOR _____

BOOK 10163 PG 727

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
				113000.00
				CON TX 418.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 427.10
				CHECK 427.10
08/22/96	01			08:34 0001 9534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216886
IDENTIF. ↑ REFERENCE

96 AUG 22 AM 8:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1022091