BOX 19B
96-9-26A

BOOK 10209 PG 644

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARLEY COMBS	NATIONSBANC MORTGAGE CORPORATION	MAP 102-03
(NAME)	(NAME)	
410 Annex Avenue	P. O. Box 35140	PARCEL 159
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Louisville, KY 40232	FB 08DA-25672
(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, BEN THOMAS WATKINS AND WIFE, EMMA SUE WATKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARLEY COMBS, A MARRIED PERSON

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. 1215 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to the Grantor(s) herein by Deed of even date and being filed for record simultaneously herewith.

PHYLLIS A. COMBS, spouse of the above named Arley Combs, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

BEING the same property conveyed to Ben Thomas Watkins and wife, Emma Sue Watkins, by Deed from Dennis S. Prater, of record in Book 6521, Page 788, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 410 Annex Avenue, Nashville, TN 37209
(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 our hand s this 27th day of September 19 96

Ben Thomas Watkins

BEN THOMAS WATKINS
EMMA SUE WATKINS Emma Sue Watkins
By: Ben Thomas Watkins
BEN THOMAS WATKINS, ATTORNEY-IN-FACT

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 Ben Thomas Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 27th day of September, 1996.

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-24-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of September, 1996, before me personally appeared Ben Thomas Watkins, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Emma Sue Watkins, and acknowledged that he executed the same as the free act and deed of the said Emma Sue Watkins.

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-24-99

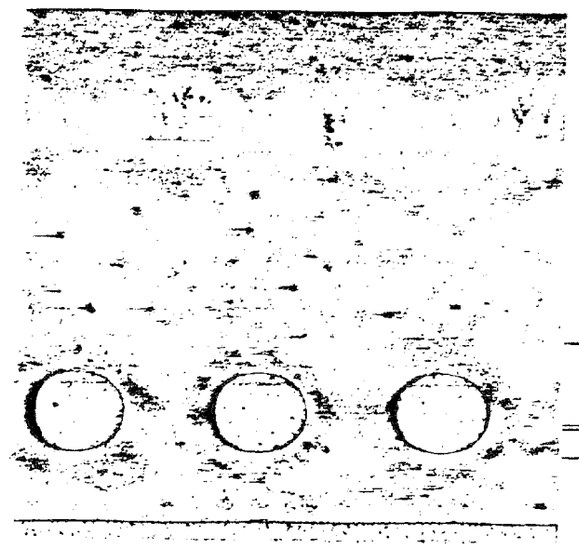
LEGAL DESCRIPTION CONTINUATION

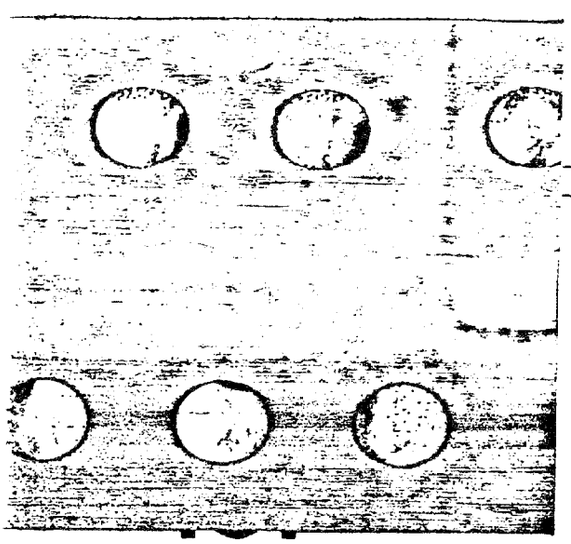
THIS instrument is being executed in behalf of EMMA SUE WATKINS pursuant to a Power of Attorney executed by same on the _____ day of September, 1996, and being filed for record simultaneously herewith.

023140
IDENTIFICATION REFERENCE

96 OCT -1 PM 12:37

5017 10/01 0101 03CHECK 323.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10209 PG 646

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 85000.00
				CON TX 314.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 323.50
				CHECK 323.50
10/01/96	01			12:40 0001 5017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 OCT -1 PM 12:37

FELIX Z. WILSON, II
REGISTER
DAVIDSON CO. TN.

0231410 IDENTIF. A REFERENCE

№ 1072106

No. [redacted]