0245899

IDENTIF. ↑ REFERENCE

Mail

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map 75-0,
Parcel 32

96 NOV 12 PM 1:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Send Tax Statements To:
Richard H. Watts
2068 South Mt. Jul
Fairview, Tn 37076

Name/Address New Owner:
Same
et al

Name of Mortgagee:
Franklin Nat'l Bank

WARRANTY DEED

BOOK 10257 PG 243

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, GORDON E. INMAN, a married person, have bargained and sold and by these presents do transfer and convey unto RICHARD H. WATTS and DOROTHY S. WATTS, husband and wife, their heirs and assigns forever, the following described property, to wit:

Being a parcel of land lying in Davidson County, Tennessee, and being bounded on the West and North by Lebanon Road; on the East by Old Hickory Boulevard and L and N Railroad; on the South by H. G. Hill Realty Company, and being more particularly described as follows:

Beginning at a point, the intersection of the east right-of-way line of Lebanon Road and the west right-of-way line of Old Hickory Boulevard; thence with the west right-of-way line of Old Hickory Boulevard, South 16 deg. 06' 30" East, 78.45 feet to a concrete monument at the intersection of the west right-of-way line of Old Hickory Boulevard and the west right-of-way line of L and N Railroad, thence with the west right-of-way line of L and N Railroad; South 15 deg. 38' 00" West, 410.57 feet to a point, a corner common with H. G. Hill Realty Company in the west right-of-way line of L and N Railroad, thence with H. G. Hill Realty Company, North 06 deg. 41' 21" West, 171.14 feet to a point; thence North 44 deg. 24' 27" West, 24.53 feet to a point; thence on a curve to the right, the radius of which is 60.50 feet, the central angle of which is 63 deg. 19' 25", the chord of which is South 77 deg. 15' 16" West, 63.51 feet, along the curve distance of 66.87 feet to a concrete monument corner in the west right-of-way line of Lebanon Road; thence with the east right-of-way line of Lebanon Road, on a curve to the left, the radius of which is 2939.79 feet, the central angle of which is 00 deg. 31' 29", the chord of which is North 18 deg. 22' 24" East, 26.92 feet, along the curve distance of 26.92 feet to a point; thence North 18 deg. 06' 40" East, 112.27 feet to a point; thence North 49 deg. 04' 40" East, 116.62 feet to a point; thence North 31 deg. 36' 40" East, 224.38 feet to a point; thence North 57 deg. 17' 21" East 106.64 feet to the point of beginning, containing 1.89 acres, more or less.

Being a portion of the same property conveyed to Gordon E. Inman by Substitute Trustee's Deed from Robert C. Goodrich, Jr., of record in Book 9077, page 613, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

Shaun Inman, wife of Gordon E. Inman, joins in the execution of this instrument to convey all right, title and interest she may have in the subject property by virtue of her marriage to Gordon E. Inman.

IN TESTIMONY WHEREOF, we have hereunto set our signatures this the 1st day of November, 1996.

Gordon E. Inman
GORDON E. INMAN

Shaun Inman
SHAUN INMAN

By: Gordon E. Inman
Gordon E. Inman,
Attorney-in-Fact, of record
in Book 10089, page 789,
RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GORDON E. INMAN, the bargainor, 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 seal, at office, on this 1st day of November, 1996.

My Commission Expires:
2/1/97

LaNora L. Sanders
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of November, 1996, before me personally appeared GORDON E. INMAN, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of SHAUN INMAN, and who acknowledged that he executed the same as the free act and deed of the said SHAUN INMAN.

WITNESS my hand and seal, at office, on this 1st day of November, 1996.

My Commission Expires:
2/1/97

LaNora L. Sanders
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is, for this transfer is the sum of $400,000.00

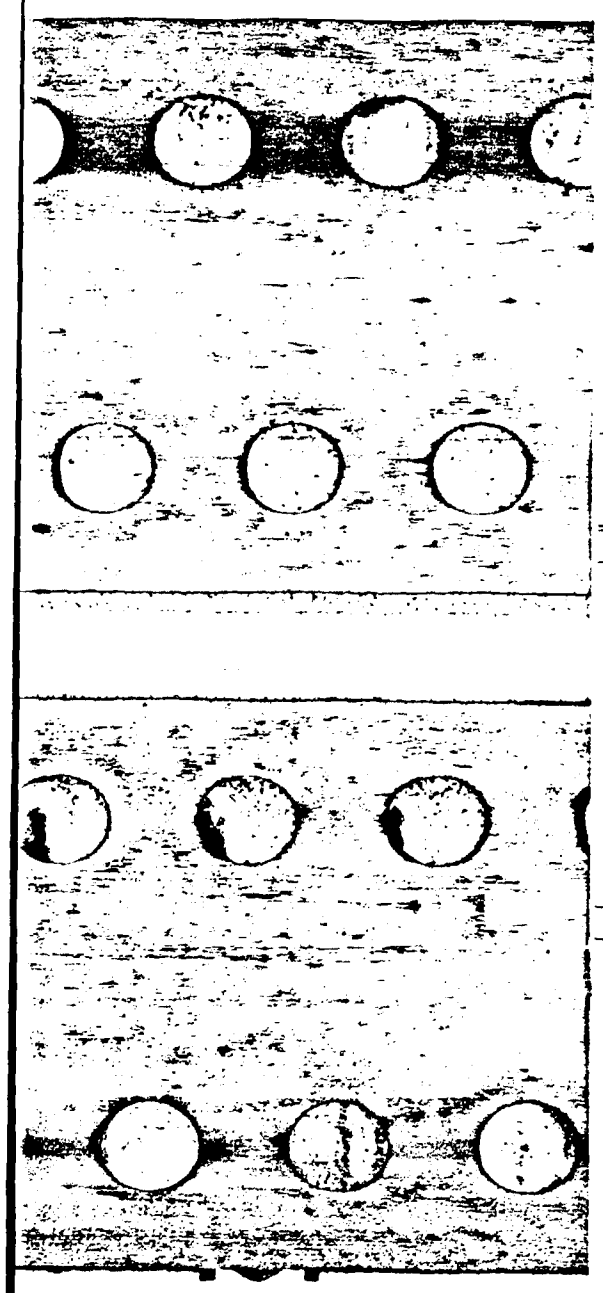
Richard Smith
Affiant

Sworn to and subscribed before me on this the 8th day of November, 1996.

My Commission Expires:
2/1/97

LaNora L. Sanders
Notary Public

0570 12/12 0101 03CHECK 1489.00



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10257 PG 245

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
400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 8.00
TOTAL 1489.00
CHECK 1489.00

11/12/96 01 13:24 0001 0570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0245899
IDENTIF. ↑ REFERENCE

96 NOV 12 PM 1:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087465