WARRANTY DEED

BOOK 10857 PG 382

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS
$ 69,250.00

Dawn P. Sheehan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 19 98

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Dawn P. Sheehan	FT Mortgage Companies	Map 75-11
1016 Rachel's Square Drive	10741 King William Drive	Parcel 273
Hermitage, Tn 37076	Dallas, TX 75220	

FOR AND IN 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, Alfred M. Watson and Phyllis K. Watson formerly husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dawn P. Sheehan

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. 99-B on the plan of Rachel's Square, Section two, Zone lot Division as of record in Book 6250, page 542, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Alfred M. Watson and wife, Phyllis K. Watson by Deed from Wayne Edgar Addleman and wife, of record in Book 9632, Page 923, and by Quit Claim Deed from Melissa Marie Ryan of record in Book 10403, Page 313, Register's Office for Davidson County, Tennessee.

MAIL ENV.

98 MAR 27 PM 1:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04 17669

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:

1016 Rachel's Square Drive, Hermitage, TN 37076
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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 his hand(s) this the 5th day of March, 1998.

Executed in counterpart-see attached
~~for signature of Phyllis K. Watson~~

Alfred M. Watson

Phyllis K. Watson

STATE OF ~~TENNESSEE~~ W. Va

COUNTY OF ~~DAVIDSON~~ Wood

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alfred M. Watson, the bargainor, with whom I am personally acquainted, or who upon satisfactory evidence was proved to me to be the party named, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, WV ~~Tennessee~~, this the 5th day of March, 1998.



Jeanette M. Berry
Notary Public

My Commission Expires: December 30, 2002

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 Phyllis K. Watson, the bargainor, with whom I am personally acquainted, or who upon satisfactory evidence was proved to me to be the party named, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 1998.

_____
Notary Public

My Commission Expires: _____

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