B450-B

BOOK 11130 PAGE 564

PREPARED BY:

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of September, 1998.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: [illegible], 2000

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Watts	Southeastern Mortgage of Tennessee, Inc.	103-4-274
(NAME)	(NAME)	
4107 Idaho Avenue	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37212	
(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, **MILDRED B. OWENS CLARK AND HUSBAND, THOMAS E. CLARK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES E. WATTS AND WIFE, GRETCHEN B. WATTS** , 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. 20 on the Map of Charlotte Avenue Church of Christ Addition, as of record in Book 547, Page 199, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter M. Owens and wife, Mildred B. Owens by deed from Alvin Ashburn and wife, Nellie Ashburn of record in Book 4798, Page 248, Register's Office for Davidson County, TN.

Walter M. Owens is deceased. Mildred B. Owens, having since remarried, is now known as Mildred B. Owens Clark.

Thomas E. Clark joins in this conveyance to relinquish any rights he/she may have in and to the property herein described by virtue of marriage to Mildred B. Owens Clark.

Thomas E. Clark executes this Warranty Deed for and on behalf of himself and Mildred B. Owens Clark pursuant to a Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ■ property, known as 4107 Idaho 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 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/our hand(s) this 23rd day of September, 1998.

Mildred B. Owens Clark by Thomas E. Clark attorney in Fact

Mildred B. Owens Clark

Thomas E. Clark

IDENTIF. ↑ REFERENCE

98 SEP 29 AM 8:55

REGISTER
DAVIDSON COUNTY, TN

0493226

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11130 PAGE 565

Personally appeared before me, , a Notary Public in and for said County and State, the within named THOMAS E. CLARK the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 23rd day of September, 1998

Commission expires:

DANA SUMMERELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Thomas E. Clark, known to me or satisfactorily proven to be the person)who executed the foregoing instrument in behalf of THE AFORESAID Mildred B. Owens Clark, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of THE SAID Mildred B. Owens Clark. WITNESS my hand and Notarial Seal this 23rd day of September, 1998.

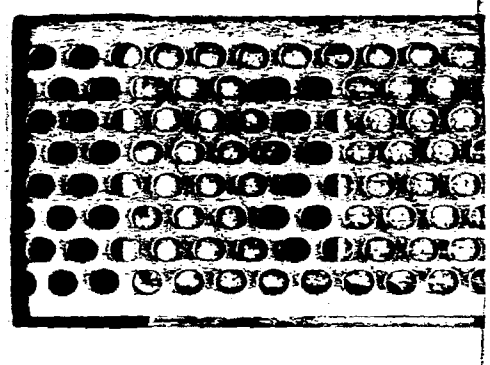
DANA SUMMERELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

Notary Public

6500 09/29 0101 03CHECK 454.63

[redacted]



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

RECEIVED OF _____

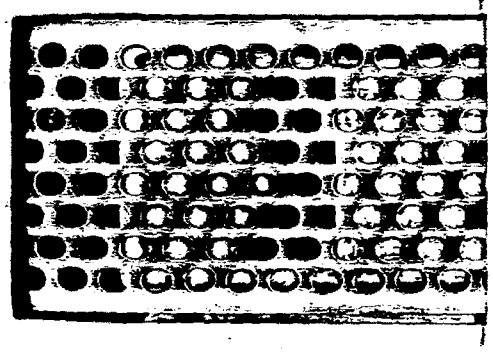
FOR _____

BOOK 11130 PAGE 566

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	
				119900.00
			CON TX	443.63
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	454.63
			CHECK	454.63
09/29/98	01	08:57 0001		6500

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0493226
IDENTIF. # REFERENCE

98 SEP 29 AM 8:

DAVIDSON COUNTY, TN.

No. 1351812