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47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Brad Holmes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF October 19 98

Bertie J. Whitaker
Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Creancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad Holmes (NAME)	Brad Holmes/Debra Swisher (NAME)	MAP 44-11
400 Jones Street (ADDRESS)	804 Clarke Street (ADDRESS)	PARCEL 148
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	4D-43460

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, Patricia Watson Dearing and Margaret Patton Colquitt, Co-Executrixs, and Patricia Watson Dearing, devisee under the Will of Clarence Cannon Watson, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brad Holmes and Debra Swisher, as tenants in common with right of survivorship, 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. 1, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 68, in Register's Office for Davidson County, Tennessee; located on southwest corner of the intersection of Jones and Fourth Streets, containing 0.15 acres, more of less.

Being the same property conveyed to Eldin R. Watson and wife, Mary K. Watson, by deed from E. I. du Pont de Nemours and Company, of record in Book 1905, page 475, Register's Office for Davidson County, Tennessee. The said Mary K. Watson having since died testate with the said Eldin R. Watson having predeceased her. Pursuant to the Last Will and Testament of Mary Kinnard Watson of record in Will Book 218, page 196, Probate Court of Davidson County, Tennessee, subject property was devised to Clarence Cannon Watson and Willard Douglas Watson, with the stipulation in said Will that in the event Willard Douglas Watson married, subject property would be devised to Clarence Cannon Watson. The said Willard Douglas Watson having since married, subject property now vested solely in Clarence Cannon Watson. The said Clarence Cannon Watson having since died testate and pursuant to the Last Will and Testament of Clarence Cannon Watson of record in Will Book 218, page 197, Probate Court of Davidson County, Tennessee, subject property was devised to Patricia Watson. Pursuant to Letters Testamentary issued by the Probate Court of Davidson County, Tennessee, being Docket No. 98P 17, Patricia Watson Dearing and Margaret Patton Colquitt were appointed Co-Executors of the Estate of Clarence Cannon Watson, deceased. The said Patricia Watson and Patricia Watson Dearing being one and the same person.

unimproved ( )
This is improved (X) property, known as 400 Jones Street, Old Hickory, TN 37138
(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 15th day of October, 19 98

Patricia Watson Dearing
Patricia Watson Dearing, Co-Executrix

Patricia Watson Dearing
Patricia Watson Dearing

Margaret Patton Colquitt
Margaret Patton Colquitt, Co-Executrix

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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 Margaret Patton Colquitt

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of October, 1998.

Commission expires 11-27-99

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

STATE OF Indiana

COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICIA WATSON DEARING, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Indianapolis, Indiana, this 21 day of October, 1998.

Cheryl L. Hawkins
NOTARY PUBLIC

My commission expires: _____

Cheryl L. Hawkins
Notary Public, State of Indiana
Marion County
My Commission Exp. 05/01/2

8250 10/27 0101 03CHECK 225.60

0504316

RECEIVED FOR REFERENCE

98 OCT 27 AM 10:54

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	58000.00
CON TX	214.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	225.60
CHECK	225.60

10/27/98 01 10:54 0001 8250

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05043 16
IDENTIF. & REFERENCE

98 OCT 27 AM 10:54

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1363432