BOOK 11183 PAGE 978

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37285)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 113,500.00

Affiant Myra Renee Wallace

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF October, 19 98

Notary Public

MY COMMISSION EXPIRES: 5-24-02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy L. Wallace (NAME)	CTX Mortgage Company (NAME)	40-72
3909 Knight Road (ADDRESS)	P.O. Box 19000 (ADDRESS) 1476 11/03 0101 03CHECK 430.95	40-71
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (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, Alec G. Watson and wife, Andrea K. Watson and Lisa Marie Cruickshank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy L. Wallace and wife, Myra Renee Wallace

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:

PARCEL NO. 1:
Lying in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being known as a part of the John C. Johnson 127 acre tract and being shown as Lot No. 14 and the east part of Lot No. 15 on the Map of a Subdivision of said Johnson Tract and described according to a copy of a drawing made April 26, 1952, by Norris H. Hickerson, Surveyor, as follows:

Beginning at a point in the north margin of Knight Road at the common corner of Lots Nos. 13 and 14; thence with the line between said lots, north 4 deg. 30' east 864.4 feet to an old wire fence in the south line of the Teasley Lands; thence with Teasley's line, south 86 deg. 30' west 185 feet to a point which is 35 feet, more or less, west of the corner of Lots Nos. 14 and 15; thence approximately south 4 deg. 30' west parallel to and 35 feet west of the line between lots 14 and 15, 785 feet, more or less, to the north margin of Knight Road; thence with the margin of the same, southeasterly 214 feet, more or less, to the point of beginning.

PARCEL NO. 2:
Land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, being known as part of the John C. Johnson 127 acre tract, and being a part of Lot no. 15, on the unrecorded subdivision of said Johnson Tract, and described

CONTINUED

unimproved ( )
This is improved (X) property, known as 3909 Knight Road, Whites Creek, TN 37189
(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 30th day of October, 19 98

Alec G. Watson by
Alec G. Watson
by Andrea K. Watson as atty. in fact
Watson AIF
Andrea K. Watson
Watson

Lisa-Marie Cruickshank
Lisa Marie Cruickshank

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 ~~XXXXXXXXXXXXXXXXXXXX~~, Andrea K. Watson and Lisa Marie Cruickshank

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of October 19 98.

Commission expires 5/26/02

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 Tennessee
County of DAVIDSON

On this the 30TH day of OCTOBER, 1998, before me personally appeared ANDREA K. WATSON to me known to be the person who executed the foregoing instrument in behalf of ALEC G. WATSON as HIS Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said ALEC G. WATSON.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 30TH day of OCTOBER, 1998.

My Commission Expires:
5/26/02

Notary Public

98 NOV -3 AM 10:03
DAVIDSON COUNTY, TN.
REGISTER

IDENTIF. & REFERENCE
0507389

LEGAL DESCRIPTION CONTINUATION

according to a drawing made April 26, 1952, by Norris H. Hickerson, Surveyor, as follows:

Beginning at a point in the northerly margin of Knight Road, 40 feet more or less west of the corner of Lots Nos. 14 and 15, being the southeast corner of the Wilson tract; thence northerly approximately parallel to the line between Lots Nos. 14 and 15, and 35 feet west of said line, 785 feet more or less to the south line of the Teasley Land's thence with Teasley's line, along an old wire fence, westerly 100 feet to a point; thence southerly 750 feet more or less to the northerly margin of Knight Road; thence with the margin of same, southeasterly 100 feet to the point of beginning.

BEING the same property conveyed to Alec G. Watson and wife, Andrea K. Watson and Lisa Marie Cruickshank by deed from Juanita Jones of record in Book 10338, Page 518, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

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

RECEIVED OF _____

FOR _____

BOOK 11183 PAGE 980

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	113500.00
CON TX	419.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	430.95
CHECK	430.95

11/03/98 01 10503.0001 1476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0507389
IDENTIF. ◆ REFERENCE

98 NOV -3 AM 10:03
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1366624