Prepared
RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

63

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me, this 11 day of Dec 1998.

My commission expires:

Notary Public

HAROLD THOMPSON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN.

My Commission Expires
Dec. 21, 1999

WARRANTY DEED

BOOK 11388 PG. 236

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
4008 A & B HUTSON AVE NASHVILLE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 61-10-3.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

GOLDEN INVESTMENTS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

CURTIS WATKINS

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOTS 1 AND 2 ON THE PLAN OF GOODWIN SUBDIVISION, OF RECORD IN BOOK 5190, PAGE 683, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GOLDEN INVESTMENTS BY WARRANTY DEED FROM TAYLOR H. HENRY, JR. AND WIFE, LINDA N. HENRY DATED JULY 19, 1996 AND RECORDED IN BOOK 10127, PAGE 813, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 4008 A & B HUTSON AVE, NASHVILLE, TN

835 07/17 0101 03CHECK 233.00

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 11 day of DEC, 1998.

Eric Brown Partner

Duane L Brown Partner

0562277

IDENTIF. & REFERENCE

99 MAR 17 AM 11:08

ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

State of Tennessee
County of DAVIDSON

On this 11 day of DEC, 1998, before me personally appeared ERIC Brown & DUANE L. BROWN, PARTNERS IN GOLDEN INVESTMENTS to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be Their free act and deed.

Witness my hand and official seal,
My Commission expires:

_____
Notary Public

HAROLD W. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
Dec. 21, 1999

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11388 PG. 238

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0562277

IDENTIF. & REFERENCE

99 MAR 17 AM 11:08

REGISTER
DAVIDSON COUNTY, TN.

CAMT	60000.00
CON TX	222.00
PRFEE	1.00
MTEED	8.00
CFEE	2.00
TOTAL	233.00
CHECK	233.00

03/17/99 01 11:07 0001 9835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438956