After Recording Return To:
Accurate Title
175 E. Main St.
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
140 North Main Street
Goodlettsville, Tennessee 37072

BOOK 11466 PG. 402

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers
James M. Bledsoe, et ux 7512 Gary Road Joelton, TN 37080	Irwin Mortgage Corp. 9265 Counselor's Row Indianapolis, IN 46240	15-14-38.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SIDNEY I. WATSON and wife, NORMA H. WATSON**, have this day bargained and sold, and do hereby transfer and convey unto the said **JAMES M. BLEDSOE, SR. and wife, ELEANOR A. BLEDSOE,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Joelton Heights, Subdivision, of record in Book 3700 page 85, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Sidney I. Watson and wife, Norma H. Watson by deed from W. Mike Gary and wife, Nancy P. Gary of record in Book 4280, page 266, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $92,500.00.
Subscribed and sworn to before me this 22 day of April, 1999.
My Commission Expires: 5/28/2000

Norma H Watson
Affiant

Judy Cobb
Notary Public

This is improved property located at 7512 Gary Road, Joelton, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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

99 MAY -6 AM 10:34
MAIL ENV.

U0034448

Witness our hands this 22 day of April, 1999.

SIDNEY I. WATSON

NORMA H. WATSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **SIDNEY I. WATSON and NORMA H. WATSON**, the within named bargainors, 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 Goodlettsville, Tennessee, this the 22 day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 5/28/2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11466 PG. 404

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

0583448

99 MAY -6 AM 10:34

CAMT 92500.00
CON TX 342.25
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 353.25
CHECK 353.25

05/06/99 01 10:38 0001 2308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456982