B41

WARRANTY DEED

BOOK 11573 PAGE 678

STATE OF **TENNESSEE**
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$125,000.00**

David E. Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **24TH** DAY OF **JUNE, 1999.**

Kimberly R. Parker
Notary Public

MY COMMISSION EXPIRES: 2-18-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Watkins	Flagstar Bank	**161-10-F**
(NAME) **626 Huntington Parkway**	(NAME) 2600 S. Telegraph Road	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Bloomingfield Hills, MI 48302	
(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, Clyde E. Watkins and Linda B. Watkins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID E. WATKINS, 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. 65 on the Plan of Huntington Park Section One, of record in Plat Book 4175, Page 10, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 65 fronts 74 feet on the northerly margin of Huntington Parkway and extends back 150 feet on the easterly line and 150 feet on the westerly line, to a dead line in the rear, measuring 74 feet thereon.

Being the same property conveyed to Clyde E. Watkins, Jr. And wife Linda B. Watkins by deed of record in Book 8738, Page 620, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

[illegible] 07/15 0101 03CHECK 473.50

unimproved ☐

This is improved ☒ property, known as **626 Huntington Parkway, Nashville, TN 37211**
(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.

[illegible] REFERENCE
99 JUL 15 AM 10:51
[illegible] REGISTER
[illegible] TN.

06118 74

Witness my/our hand(s) this 24th day of June, 1999.

Clyde E. Watkins

Clyde E. Watkins

Linda Burysek Watkins

Linda Burysek Watkins

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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 Clyde E. Watkins and Linda B. Watkins the 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 Nashville, Tennessee, this 24th day of June, 1999.

Kimberly R. Barnes

Notary Public

Commission expires: 2-18-01

KIMBERLY R. BARNES
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11573 PAGE 680

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

06111874

INSTRUMENT # REFERENCE

99 JUL 15 AM10:51

REGISTER
DAV. CO. TN.

RECPT

125000.00
CO. TX 462.50
MISC 1.00
MTEE 8.00
CFEE 2.00
TOTAL 473.50
CHECK 473.50

07/15/99 13 10:54 0001 3694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1491027