BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

WARRANTY DEED

BOOK 11575 PAGE 552

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $80,000.00.

Charles A. Watson
Affiant

Sworn to and subscribed before me this 15 day of July, 1999.

Robert F. Spann
NOTARY PUBLIC

My Commission Expires: 7-27-2000

99 JUL 16 AM 10:54

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.

RECEIPT # 06123369

ADDRESS - NEW OWNER
Charles A. Watson, etux
5438 Lickton Pike
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 23
Parcel 159

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret Joyce Woodard, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Charles A. Watson and wife, Helen B. Watson**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plat of the Margaret Joyce Woodard Property, as of record in Plat Book 11190, page 97, to which plat reference is here made for a more definite and accurate description.

Being a part of the same property conveyed to Margaret Joyce Woodard by deeds of record in Book 6620, page 889; Book 6962, page 563; Book 10053, page 76; Book 10053, page 79; Book 10058, page 611; Book 10058, page 614, Register's Office for Davidson County, Tennessee.

This is improved property known as 5438 Lickton Pike, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 my hand this 15 day of July, 1999.

Margaret Joyce Woodard

Margaret Joyce Woodard

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 Joyce Woodard**, the Bargainer, 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 this 15 day of July, 1999.

NOTARY PUBLIC

My Commission Expires: 7-27-2002

307.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11575 PAGE 554

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

DAMT	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

07/16/99 01 10:57 0001 3216

06123369

IDENTIFICATION REFERENCE

99 JUL 16 AM 10:54

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1491542