06203336
IDENTIFICATION REFERENCE
99 AUG -4 PM 1:32
REGISTER'S OFFICE
DAVIDSON CO., TN.

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com
BOOK 11605 PAGE 554
W & I Ref: (gj) Title No: 41147
Dav. Co. File: Box 8

PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phillis Jennings Keller 480 Sunliner Drive Nashville, Tennessee 37209	Same

TAX MAP-PARCEL NUMBERS: 090-15-0 041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **W. W. Watkins,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillis Jennings Keller ,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Charlotte Park Subdivision , Section 6, as of record in Book 2900, pages 7 and 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 304 fronts 67.0 feet on the southeasterly margin of Sunliner Drive, and runs back between lines measuring 143.5 feet on the northeasterly line and 152.0 feet on the southwesterly line to a dead line in the rear measuring 80.1 feet thereon.

Description Reference: Described accordingly to (or by reference to) the recorded subdivision Plan.

BEING the same property conveyed to W. W. Watkins and wife, Martha L. Watkins by deed from William D. Purdom, Jr. and wife, Lucy L. Purdom, of record in Book 4117, page 982, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Plat Book 2900, pages 7 & 8, said Register's Office, shows a 35 foot setback line from Sunliner Drive, a 10 feet public utility easement along the southeasterly rear line of said Lot, an easement for TVA right of way across the rear portion of said Lot and a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said Lot. Agreement between Consolidated Developments, Inc. and City of Nashville regarding sewerage system of record in Book 2593, page 566, said Register's Office. Restrictive covenants of record in Book 2921, page 412, said Register's Office.

03/04 01:01 03CHECK 332.90

This is improved property, known as: 480 Sunliner Drive, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on July 22, 1999.

W. W. Watkins

W. W. Watkins

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State of Tennessee
County of Davidson

On July 22, 1999, before me the undersigned authority, personally appeared W. W. Watkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 87000.00

Affiant

Sworn and subscribed before me on July 22, 1999.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires: _____

Wldoc: Deed Wty QDoc

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11605 PAGE 556

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

0620336

IDENTIF. & REFERENCE

99 AUG -4 PM 1:32

REGISTER
DAVIDSON COUNTY, TN.

CAMT	87000.00
CON TX	321.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	332.90
CHECK	332.90

08/04/99 01 13:38 0001 1841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500051