ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
JAMES E. KIRBY AND	Owners	83-2
ROBERT G. LAKINS, TRUSTEES	(NAME)	
112 South Graycroft	Same	33
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		27W-24260
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5575 PAGE 989

For and in consideration of the sum of $10.00

---------- Ten & No/100 ---------- DOLLARS

CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

I, THOMAS H. WATTS, a widower

have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. KIRBY and ROBERT G. LA KINS, TRUSTEES

the **GRANTEES** herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING part of Lot No.6 on the Plan of H.M.Doak's Subdivision, as of record in Book 332, page 22, Register's Office for Davidson County, described as follows:

BEGINNING on the southerly margin of McKennie Avenue at the corner of Lots Nos.6 and 7; thence with the line between said two lots southwardly 192 feet to the northerly margin of an alley; thence with said alley eastwardly 40 feet to a point 131 feet west of the southwesterly margin of Chapel Avenue; thence northwardly and parallel with the line between Lots Nos. 6 and 7, 65 feet; thence eastwardly and parallel with the northerly margin of said alley 100 feet, more or less, to the southwesterly margin of said Chapel Avenue; thence with the same northwestwardly 147 feet, more or less, to the southerly margin of said McKennie Avenue; thence with same westwardly 75 feet to the beginning.

BEING the same property conveyed to Thomas H. Watts and wife, Mary M. Watts, by deed from Ora Mae Bradley Eastes of record in Book 4095, page 157, said Register's Office; the said Mary M. Watts having since died and said property now being vested in Thomas H. Watts as devisee under the will of Mary M. Watts, deceased, of record in Will Book 118, page 34, Probate Court Clerk's Office for Davidson County,Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record, including: Easement for storm sewer granted City of Nasvhille, by instrument of record in Book 1854, page 208, Register's Office for Davidson County, Tennessee.

1980 Property Taxes have been prorated at the closing of this sale and to be paid by the Buyers when they become due.

unimproved (X)
This is improved ( ) property, known as 1426 McKennie Avenue
(House Number) (Street)
Nashville, Tennessee 37206
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 3rd day of March, 19 80.

x Thomas H. Watts
Thomas H. Watts

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5575 PAGE 990

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas H. Watts, a widower

the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 3rd day of March, 19 80.

My commission expires 8-26-80 Notary Public Rebecca C. Otten

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____ and attesting the same by the said ____ as such ____.

Witness my hand and seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 7,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Thomas H. Watts

Sworn to and subscribed before me
this 3rd day of March, 1980.

My commission expires 8-26-80 Notary Public Rebecca C. Otten

This instrument was prepared by:

INDEPENDENT TITLE COMPANY	Suite 1704 - 17th Floor, One Commerce Place	Nashville, Tennessee 37239
Name		Address

6823 WARRANTY DEED 03/07 24.70- CHECK

FROM

Thomas H. Watts, a widower

TO

James E. Kirby and

Robert G. Laskins, Trustee

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
242-9612

IDENTIF. REFERENCE

PUSH

MAR 14 2 07 PM

9772

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5575 PAGE 991

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			7000.00- CO	
			18.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	24.70-
6823A03/07/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 79772

TRUST REFERENCE

MAR 7 2 14 PM '80

FELIX Z. WILSON
REGISTER

No. 745985