FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$31,500.00 X Estelle C. Watts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 1983.

Carl E. Cunningham
Notary Public

MY COMMISSION EXPIRES: Jan. 18, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILIP LEE CHILTON (NAME)	Mortgage Trust Company (NAME)	MAP 103-3
5210 Idaho Avenue (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road, Suite 100 (STREET ADDRESS)	PAR 65
Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37212 (CITY) (STATE) (ZIP)	25W-02135

FOR AND IN 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, ESTELLE C. WATTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP LEE CHILTON and wife, MELISA ANN CHILTON

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 the west 50 feet of the south 150 feet of Block 20 on the Map of the Realty Savings Bank and Trust Company's Revised Plan of West Extention of Charlotte Park Company's First Addition of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee. SAID part of said Block fronts 50 feet on the northerly side of Idaho Avenue and runs back between parallel lines along the easterly margin of 53rd. Ave. No., 150 feet to an alley.

BEING the same property conveyed to R. J. Watts and wife, Estell C. Watts deed from Bessie Maudie Wilson, of record in Book 4605, Page 422, Register's Office for Davidson County, Tennessee. The said R. J. Watts having since died.

The said Estell C. Watts and Estelle C. Watts are one and the same person.

This is unimproved ( ) improved (X) property, known as 5210 Idaho Avenue, Nashville, Tn. 37209
(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.

Witness my hand this 7th day of September, 1983

X Estelle C. Watts
ESTELLE C. WATTS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ESTELLE C. WATTS, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of September, 1983.

Commission expires Jan. 18, 1987

Carl E. Cunningham
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
ESTELL C. WATTS

TO
PHILIP LEE CHILTON
MELISA ANN CHILTON

H 7.3503

IDENTIF. REFERENCE

SEP 14 2 33 PM '83

FELIX E. WILSON JR REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238
Phone: 259-3666

7282 09/14 88.40- CHECK

323

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

31500.00- CO
81.90 CO TX
.50 PRFEE
6.00 WDEED
CHECK 88.40-
7282A09 /14/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.3503

IDENTIF. REFERENCE

SEP 14 2 33 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 978581