FORM NO. WD-1

BOOK 6226 PAGE 645

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF January, 1987

Notary Public

MY COMMISSION EXPIRES: 7/6/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Irwin Venick, Esquire 404 James Robertson Parkway, Suite 1104, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Watts & Leland Watts (NAME)	James R. Watts (NAME)	83-2
311 Scott Avenue (STREET ADDRESS OR ROUTE NUMBER)	601 Fatherland St (STREET ADDRESS)	318
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	27W-4805

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~~ I, Joyce Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Watts and Leland Watts

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:

BEGINNING at a point 79 feet south of intersection of the northern line of said Lot No. 5 and the western margin of Scott Avenue, being the southeast corner of the part of said Lot No. 5, conveyed to Mary L. Binns to C. A. Goding, by deed recorded in Book No. 502, Page 421, in the R.O.D.C., Tennessee, running thence west with the south part of the tract sold to Goding, Two Hundred Seventeen feet and eleven inches, more or less, to the eastern margin of said alley; then southerly with eastern margin of said alley 111 feet, more or less, to the line of John J. Todd; thence easterly with the Todd line 218 feet, more or less, to the westerly margin of said Scott Avenue, running thence northwardly to the western margin of Scott Avenue 111 feet, more or less, to the beginning. The above described property being a part of Lot Number 5 on the plan of Brownsville as of record in Book 21, Page 9, R.O.D.C.

BEING the same property conveyed to Roy E. Duncan, Trustee, by deed from Albert Williams and wife, of record in Book 932, Page 274, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Roy E. Duncan and wife, Joyce G. Duncan, by deed from Roy E. Duncan, Trustee to Larry E. Castleman, Trustee, of record in Book 4690, Page 895, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Mrs. Joyce G. Duncan by deed from Larry Castleman, Trustee, to James C. Dale, III, Trustee of record in Book 5363, Page 406, Register's Office for Davidson County, Tennessee.

Continued On Other Side

This is unimproved ( ) improved (X) property, known as 311 (House Number) Scott Avenue (Street) Nashville, TN (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 ~~or~~ this 31st day of January, 1987

Alice Gregory, Conservator for
Joyce G. Duncan
Chancery Court for Davidson County
Part I, #83-505-I

STATE OF TENNESSEE
Davidson County

BOOK 6228 PAGE 646

Personally appeared before me, Denise Davis, a Notary Public in and for said County and State, the within named Alice Gregory, Executrix for the Estate of Joyce Duncan

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 31 day of January, 1984

Commission expires 7/22/84

Denise Davis
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
JOYCE G. DUNCAN

TO
JOHN R. WATTS and
LELAND WATTS

I 0 1 5 8 6 RUSH

IDENTIF. REFERENCE

FEB 3 3 43 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

BEING the same property conveyed to Michael Ray Green by deed from Joyce G. Duncan, of record in Book 6026, Page 813, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Joyce Duncan by deed from Michael Ray Green of record in Book 6066, Page 871, Register's Office for Davidson County, Tennessee.

Joyce Duncan and Joyce G. Duncan are one and the same person.

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

RECEIVED OF _____ BOOK 6225 PAGE 647

FOR _____

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

30000.00- CAMT.
78.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 84.50-
1088A02/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 01586

IDENTIF. REFERENCE

FEB 3 3 43 PM '84

REGISTER
DAVIDSON COUNTY, TN

No. 11365