FORM NO. WD-1

I 53545

IDENTIF. REFERENCE

Oct 2 10 20 AM '84

FELIX ... CLERK & REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$22,500.00 (Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 19 84

Notary Public

MY COMMISSION EXPIRES 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Leland D. Watts (NAME)	Same (NAME)	Map 72-15
6744 Quiet Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 301
Brentwood, TN 37027 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	15DA-38374

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, Edith M. Kephart, unmarried

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leland D. 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:

TRACT I
LAND Davidson County, Tennessee, being part of Lot No. 62 on the Plan of Brownsville, as of record in Book 21, page 9, said Register's Office, being part of Lot No. 1 on the unrecorded subdivision of Lots Nos. 61, 62 and part of 63 on said plan of Brownsville, described according to a survey made by Leroy Holland, Surveyor, dated September 1964, as follows:

BEGINNING at an iron pin set at the southwest corner of the intersection of McKennell Drive (as widened) and Riverside Drive; thence southwestwardly with the northwesterly margin of Riverside Drive, 133.00 feet to a one inch pipe set in said margin of said Drive; thence N87°54'W 132.68 feet to an iron pin; thence N47°51'E 133 feet to a one inch pipe set in the southerly margin of McKennell Drive (as widened); thence with the said margin of said Drive, 132.68 feet to the point of beginning.

TRACT II
LAND Davidson County, Tennessee, being part of Lot No. 62 on the Plan of Brownsville, as of record in Book 21, page 9, said Register's Office, being part of Lot No. 1 on the unrecorded subdivision of Lots Nos. 61, 62 and part of 63 on said plan of Brownsville, described according to a survey made by Leroy Holland, Surveyor, dated September 1964, as follows:

BEGINNING on the southerly margin of McKennell Drive, as widened, at a point 190 feet west of the center line of Riverside Drive; thence S47°51'W 170.68 feet to an iron pin; thence N87°54'W 12.24 feet to an iron pin; thence N2°06'E 119.10 feet to an iron pin in the southerly margin of said McKennell Drive; thence with the same S87°54'E 134.50 feet to the beginning.

BEING part of the same property conveyed to Edith M. Johnson, now Edith M. Kephart by Quitclaim Deed from Thomas W. Johnson of record in Book 5013, page 471, Register's Office for Davidson County, Tennessee.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is that property conveyed to E. M. Steele by Deed from Edith M. Kephart, unmarried, of record in Book 5625, page 486, Register's Office for Davidson County, Tennessee, and described according to a survey made by J. H. Zeigler, P. E. dated June 27, 1980, see attached.

This is unimproved ( ) improved (XX property, known as 1436 Riverside Drive (House Number) (Street) Nashville, TN 37206 (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 unincumbered 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 28th day of September, 19 84

Edith M. Kephart

Edith M. Kephart

3146

STATE OF TENNESSEE
Davidson County

BOOK 5394 PAGE 247

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named ~~Edith M. Kephart~~

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 26th day of September, 19 84

Commission expires 4/21/85

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

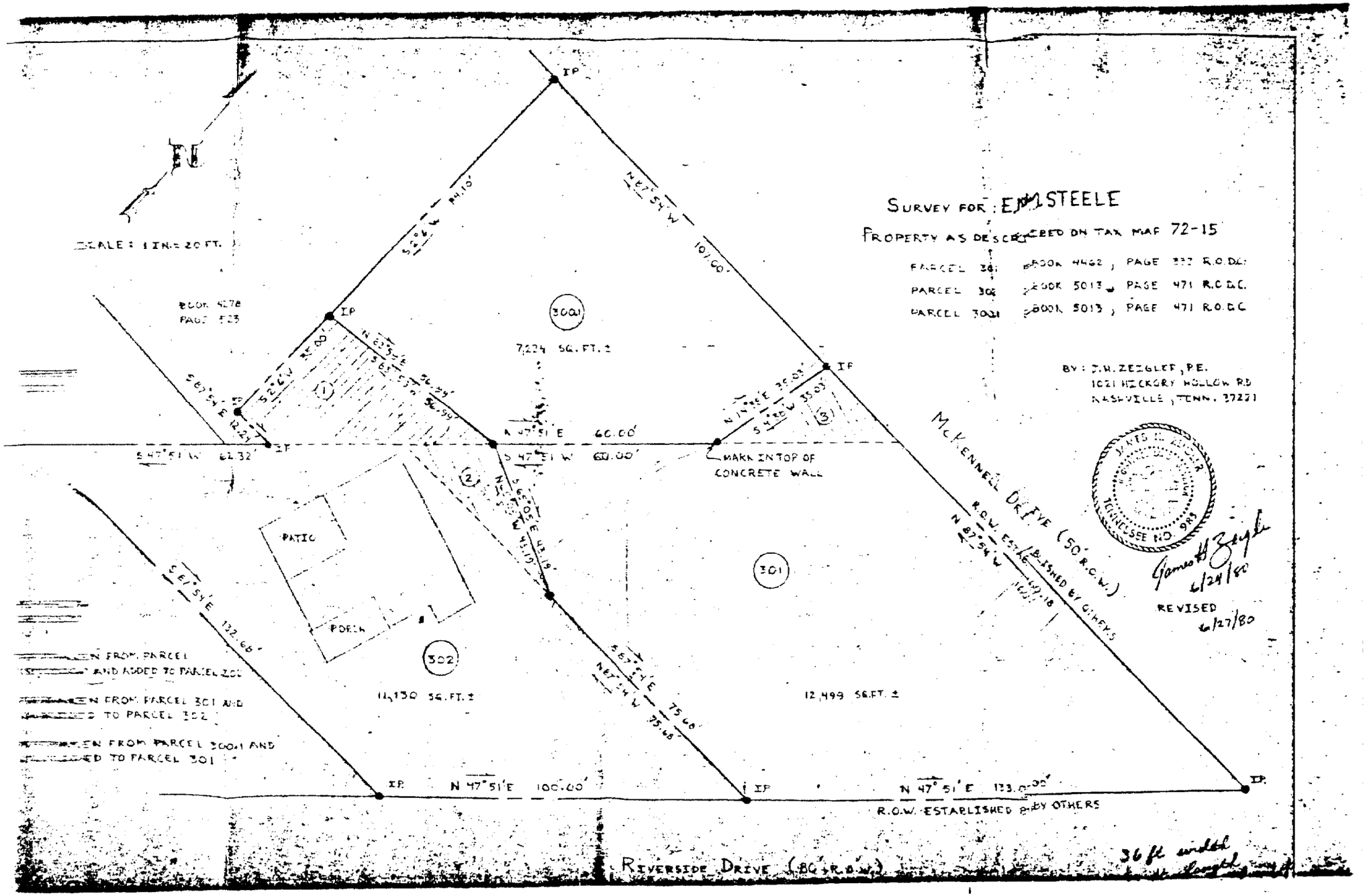
FROM
Edith M. Kephart

TO
Leland D. Watts and wife,

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

BOOK 5394 PAGE 248



OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6394 PAGE 249

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

22500.00- CAMT.
58.50 CSTAX
.50 PRFEE
9.00 WDEED
CASH 68.00-
5146A10/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 3 5 4 5

IDENTIF. REFERENCE

Oct 2 10 20 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0073246