FORM NO. WD-1

BOOK 6457 PAGE 732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF December, 1984

Notary Public

MY COMMISSION EXPIRES: April 28, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Dewey Pedigo, Jr., Attorney for Attorneys Title Company, Inc. 105 Stahlman Building
NAME ADDRESS Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Watts etal (NAME)	James R. Watts (NAME)	83-3-99
601 Fatherland Street (STREET ADDRESS OR ROUTE NUMBER)	601 Fatherland Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	

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, B. and S. Enterprises

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

Land in Davidson County, Tennessee, being parts of Lots No. 35 and 36 of the Plat of Pontotoc Subdivision, as of record in Book 547, page 113, Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of Early Avenue and Porter Road; thence with the northerly margin of Early Avenue, westerly 44 feet to a point 15.5 feet west of the corner of Lots Nos. 35 and 36; thence northerly 160 feet, more or less, to the line between Lots Nos. 27 and 36 at a point 5 feet 3 inches east of the corner of Lots No. 26, 27, 35 and 36; thence with the line between lots Nos. 27 and 28 and Lot No. 36, easterly 79 feet to the westerly margin of Porter Road; thence with said road, southerly 166 feet 8 inches to the beginning.

Being the same property conveyed to B. and S. Enterprises, by deed from William H. Boner of record in Book 5894, page 338, Register's Office for Davidson County, Tennessee.

CHECK
This is unimproved ( ) improved (X) property, known as 2115 Early Avenue Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

12/26 - 36

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 our hand s this 24th day of December, 19 84

B. AND S. ENTERPRISES

By: William H. Boner

William H. Boner, Partner

J. Harold Shankle, Partner

3445

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared William H. Boner with whom I am personally acquainted, and who upon oath, acknowledged (himself) to be (a partner) of B. and S. Enterprises, the within named bargainor, a partnership, and that (he) as such (partner), being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by (himself) as (partner).

Witness my hand and seal, this 20th day of December, 19 84

Betty W. Murray
Notary Public

My Commission expires 7-17-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. Harold Shankle with whom I am personally acquainted, and who upon oath, acknowledged (himself) to be (a partner) of B. and S. Enterprises, the within named bargainor, a partnership, and that (he) as such (partner), being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by (himself) as (partner).

Witness my hand and seal, this 26th day of December, 19 84

J. Carl Smith
Notary Public

My Commission expires April 19, 1987

WARRANTY DEED

FROM
B & S ENTERPRISES

TO
JAMES R. WATTS AND
LELAND D. WATTS

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

1.7.2 6.3.2

IDENTIF. REFERENCE

Dec 26 3 41 PM '84

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

36100.00- CAMT.
93.86 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 100.36-
8445A12/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7.2.6.3.2.

IDENTIF. REFERENCE

DEC 28 9 41 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96195