B0724

FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF February, 19 85

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

BOOK 6493 PAGE 281

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D. Watts (NAME)	Same (NAME)	Map 89-9
6744 Quiet Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 362
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O ZIP)	(CITY) (STATE) (ZIP)	23W-07155

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, Ona Mai Johnson, a widow

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:

BEING Lot No. 56 on the Plan of the Subdivision of the Lindsley 29-acre tract, of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No.56 fronts 50 feet on the northerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Thomas Melvin Johnson and wife, Ona May Johnson by deed from Annie Lou Finnegan of record in Book 1295, page 331, Register's Office for Davidson County, Tennessee. The said Thomas Melvin Johnson having since died.

Ona May Johnson and Ona Mai Johnson are one and the same person.

THIS conveyance subject to such easements, setback lines and Restrictive Covenants of record in said Register's Office.

Taxes for 1985 have been pro-rated and assumed by Grantee

This instrument is executed on behalf of Ona Mai Johnson by Kathleen Johnson as her Attorney-in-Fact pursuant to a Power of Attorney of record in Book 6392, page 342, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1503 Forrest Avenue Nashville, TN 37206

(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 seised 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 14th day of February, 19 85

Ona Mai Johnson

Ona Mai Johnson by
Kathleen Johnson, Attorney-In-Fact Kathleen Johnson

STATE OF TENNESSEE
Davidson County

BOOK 6493 PAGE 282

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____ _____
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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)
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 Ona Mai Johnson

TO Leland D. Watts

IDENTIF. REFERENCE

FEB 15 10 45 AM '85

DAVIDSON COUNTY, TN

I 0 3 3 5 6

File Box 24

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

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of Ona Mai Johnson as her Attorney in Fact, as the free act and deed of the within named Ona Mai Johnson. Witness my hand and official seal at Nashville, TN this the 14th day of February, 1985.

My commission expires: 4/21/85

Notary Public

NOTARY PUBLIC AT LARGE

02/15 35.50- CHECK

1472

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

RECEIVED OF _____

FOR _____

BOOK 6493 PAGE 283

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

20000.00- CAMT.
52.00 CSTAX
.50 PRFEE
6.00 WDECD
CHECK 58.50-
1472A02/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 3 3 5 6

IDENTIF. REFERENCE

FEB 16 10 45 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 108853