WARRANTY DEED

BOOK 6500 PAGE 108

FROM: HEIRS AT LAW OF SAM A. DEWS, JR.

TO: JAMES R. WATTS

(ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
(James R. Watts (2006 Eastland Avenue (Nashville, TN 37206	SAME	MAP 83-6 PARCEL 386 FB 27W-14805

(THIS INSTRUMENT PREPARED BY: BARRETT B. SUTTON, JR., White & Reasor, 3305 West End Avenue, Nashville, TN 37203)

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $29,500.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 26 day of February, 1985.

NOTARY PUBLIC

(MY COMMISSION EXPIRES: 4-21-85)

FOR AND IN CONSIDERATION OF the sum of Twenty Nine Thousand Five Hundred and No/100 ($29,500.00) Dollars, the receipt of which is hereby acknowledged, Martha Ellen Buck Dews, surviving spouse of Sam A. Dews, Jr., deceased, Thomas David Dews, son of the deceased, and Jane Patton Dews Smith, daughter of the deceased, being all of the heirs at law of Sam A. Dews, Jr., and being hereinafter jointly and severally referred to herein as "Grantors", have this day bargained and sold, and do hereby transfer and convey unto James R. Watts, hereinafter called "Grantee", his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

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IDENTIF. REFERENCE
FEB 27 10 31 AM '85
CELIA C. MILLIGAN REGISTER
DAVIDSON COUNTY, TN

Land in Davidson County, Tennessee, being Lot No. 1 and the easterly 10 feet of Lot No. 2 on the Map of McEwen Place, of record in Book 332, Page 133, Register's Office for said County.

Said Lot and part of said lot adjoin and front together 40 feet on the southerly side of Eastland Avenue and run back between lines, 136 feet on the easterly line along the westerly margin of 19th Street, and 136.3 feet more or less on the westerly line, to an alley on which they measure 40 feet.

Being the same property conveyed to Sam A. Dews, Jr., by deed from Mrs. Emma F. London, and others, of record in Book 1334, Page 270, in the Register's Office for Davidson County, Tennessee. The said Sam A. Dews, Jr. died intestate on January 31, 1974, and the property herein conveyed passed to the Grantors by operation of law on that date.

This is improved property, known as 2006 Eastland Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1985, which have been prorated and assumed by the Grantee.

Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Betty C. Dews, spouse of Thomas David Dews, and Anderson R. Smith, Jr., spouse of Jane Patton Dews Smith, join in this Deed for the purpose of conveying their respective interest in the Property by virtue of marriage, if any.

IN WITNESS WHEREOF, the parties have executed this instrument on this the 26 day of February, 1985.

"GRANTORS"

Martha Ellen Buck Dews
MARTHA ELLEN BUCK DEWS

Thomas David Dews
THOMAS DAVID DEWS

Betty C. Dews
BETTY C. DEWS

Jane Patton Dews Smith
JANE PATTON DEWS SMITH

Anderson R. Smith Jr.
ANDERSON R. SMITH, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Barrett B. Sutton, Jr., a Notary Public in and for said County and State, the within named Martha Allen Buck Dews, Thomas David Dews, Betty C. Dews, Jane Patton Dews Smith, and Anderson R. Smith, Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this the 26th day of February, 1985.

Barrett B. Sutton
NOTARY PUBLIC

BARRETT B. SUTTON, JR. NOTARY PUBLIC AT LARGE TENNESSEE

MY COMMISSION EXPIRES: 4-21-85

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

RECEIVED OF _____

FOR _____

BOOK 6500 PAGE 111

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
			29500.CO- CAMT.	
			76.70 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	86.20-
			4306A02/27/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

FEB 27 10 31 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111613