ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. Leland D. Watts (NAME)	(same) (NAME)	Map 72-10
6744 Quiet Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 215
Brentwood, Tn. 37027 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	15DA30495

WARRANTY DEED

BOOK 6509 PAGE 191

For and in consideration of the sum of Seventeen Thousand and no/100 ---------- ($17,000.00)----- DOLLARS cash in hand paid by the grantee hereinafter named, the receipt of which is hereby acknowledged,

I, Malcolm Q. Nickens, unmarried,

have bargained and sold, and by these presents do transfer and convey unto ~~XXXXX~~ Leland D. Watts,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at a point in the west margin of Northview Avenue 125 feet north of the northwest corner of Moneta Street and Northview Avenue, said point being 128½ feet east of the right-of-way of the Lewisburg and Northern Railroad; thence northerly with the western margin of Northview Avenue 55 feet to a point; thence at right angle westerly 122 feet, more or less, to the right-of-way of the Lewisburg and Northern Railroad; thence southerly the said right-of-way 55 feet to a point; thence easterly and parallel with Moneta Street 128½ feet to the point of beginning.

Being the same property conveyed to Malcolm Q. Nickens by deed from Brendan Bradley, Substitute Trustee, of record in Book 6399, page 958, Register's Office for said County.

Taxes for 1985 have been prorated and assumed by the said grantee.

This is unimproved ( ) improved (X) property, known as 2302 (House Number) Northview Avenue (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37216 (Zip Code)

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.

Whenever 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 hands this 11th day of March, 19 85.

Malcolm Q. Nickens
(Malcolm Q. Nickens)

STATE OF TENNESSEE
COUNTY OF Robertson

BOOK 6509 PAGE 192

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Malcolm Q. Nickens, unmarried,

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at White House, Tennessee, this 11th day of March, 1985.

My commission expires 6-5-87 Notary Public James A. Lesemann

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Robertson

The actual consideration for this transfer or value of property (whichever is greater) is $ 17,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 11th day of March, 1985.

My commission expires 6-5-87 Notary Public James A. Lesemann

Return to

This instrument was prepared by:

James A. Lesemann, Atty., P. O. Box 255, White House, Tennessee 37188
Name Address

3127 03/13 53.70- CHECK

WARRANTY DEED

FROM Malcolm Q. Nickens,

unmarried TO

Leland J. Watts

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

MAR 13 9 22 AM '85

IDENTIFICATION REFERENCE

I 8 8 7 0 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 6509 Page 193

BOOK 6509 PAGE 193

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
			17000.00- CAMT:	
			44.20 CSTAX:	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	50.70-
8127A03/13/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

188709

IDENTIF. REFERENCE

MAR 13 9 22 AM

DAVIDSON COUNTY, TN

No. 115329