FORM NO. WD-1

16241

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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 10th DAY OF June, 1985.

Notary Public

MY COMMISSION EXPIRES: 7/18/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, ATTORNEYS, 212 Third Avenue, North, Nashville, Tennessee - 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. WATTS (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 83-9
~~1503 Forrest Ave.~~ 601 FATHERLAND ST (STREET ADDRESS OR ROUTE NUMBER)	3819 South George Mason Drive (STREET ADDRESS)	PAR 362
Nashville, TN. 37206 (CITY) (STATE) (P. O. ZIP)	Baileys Crossroads, VA. 22041 (CITY) (STATE) (ZIP)	23W-7155

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, LELAND D. WATTS and wife, Winnifred A. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. WATTS et ux WANDA G. 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 Lot No. 56 on the Plan of the Subdivision of the A.V.S. Lindsley 29 acre Tract, as of record in Book 57, page 66, Register's Office for Davidson County, Tennesse, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Leland D. Watts by deed from Ona Mai Johnson, a Widow, of record in Book 6493, page 281, Register's Office for Davidson County, Tennessee. Winnifred Watts, wife of Leland D. Watts joins in this conveyance for the express purpose of conveying her martial rights in subject property.

J.T. 16822

IDENTIF. REFERENCE

JUN 10 3 06 PM '85

FELIX Z. WILLIAMS JR. REGISTER
DAVIDSON COUNTY, TN

1503 Forrest Ave., Nashville, TN.

This is improved (X) property, known as ( ) unimproved
(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 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 hands this 10th day of June, 1985

LELAND D. WATTS

Winnifred A. Watts

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LELAND D. WATTS and wife, Winnifred A. Watts

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 Nashville, Tennessee, this 10th day of June, 1985.

Commission expires 7/18/87

Betty G. Ellerman
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

LELAND D. WATTS

TO

JAMES R. WATTS

WANDA G. WATTS

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

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

36000.00- CAMT.
93.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 100.10-
6571A06/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.I.I.6.8.2.1

IDENTIF. REFERENCE

JUN 10 3 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 143035