This deed prepared by:
Dennis Wright, Attorney
632 Old Hickory Boulevard
Madison, Tennessee 37116

BOOK 6585 PAGE 547

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Linda F. Rose	Gill Company	72-15
Rt. 2 Box 341	P. O. Box 758	par 301
White House, Tennessee	San Antonio, Texas	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, which includes the assumption by Rodger L. Kennedy and Linda F. Rose of that debt secured by a deed of trust of record in Book 6441, page 628, Register's Office for Davidson County, Tennessee, we, Leland D. Watts and wife, Winifred A. Watts, have this day bargained and sold, and do hereby transfer and convey to the said Rodger L. Kennedy and Linda F. Rose, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> BEING described according to a mortgage loan inspection performed by John Kohl dated November 27, 1984, as follows:
> BEGINNING at a point in the northerly boundary of Riverside Drive at the point it intersects the southerly boundary of McKennell Drive; thence South 47 degrees 51 min. West 133 feet to a point thence north 87 degrees 54 min. west 75.68 feet to a point; thence north 65 degrees 5 min. west 43.19 feet to a point; thence 47 deg.51 min east 60 feet to a point, thence north 14 deg 38 min east 35.03 feet to a point; thence south 87 degrees 54 min east 160.18 feet to the point of beginning.
>
> BEING the same property conveyed to Leland D. Watts by deed of record in Book 6394, Page 246, Register's office for Davidson County, Tennessee.

This is improved property known as 1436 Riverside Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Rodger L. Kennedy and Linda F. Rose, their heirs and assigns, forever.

And we, Leland D. Watts and wife, Winifred A. Watts, do covenant with the said Rodger L. Kennedy and Linda F. Rose that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as set out above.

And we, Leland D. Watts and wife, Winifred A. Watts, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Rodger L. Kennedy and

Linda F. Rose, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18TH day of June, 1985.

Leland D. Watts
GRANTOR

Winifred A. Watts
GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leland D. Watts and wife, Winifred A. Watts, 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, at office, this 18TH day of June, 1985.

NOTARY PUBLIC

My commission expires:
July 18, 1987

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 19th day of June, 1985.

B Edwards-Dep. Reg.
~~NOTARY PUBLIC~~

~~My commission~~ expires:

J. I. 4. I. 2 5.

IDENTIF. REFERENCE

JUN 19 8 12 AM '85

FELIX Z. 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
			36000.00- CAMT.	
			93.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	100.10-
9557A	06/19/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J1:41:25

IDENTIF. REFERENCE

Jun 19 8 58 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 145953