BPM

FORM NO. WD-1

16344

BOOK 6594 PAGE 441

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$53,500.00 Joan Susemore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 19 85

Betty D. Ellis
Notary Public

MY COMMISSION EXPIRES 5/18/87

(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
LELAND WATTS (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 83 1
1126 Granada Avenue (STREET ADDRESS OR ROUTE NUMBER)	3819 South George Mason Drive (STREET ADDRESS)	PAR 405
Nashvlle, Tn 37206 (CITY) (STATE) (P. O. ZIP)	Baileys Crossroads, VA. 22041 (CITY) (STATE) (ZIP)	27W 20195

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, JAMES R. WATTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LELAND 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. 50 on the Plan of J.B. Hancock's East End Addition, as of record in Book 57, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyd to James R. Watts by deed from Flora Bell Harris and the heirs of Nannie Gertrude Harris of record in Book 6568, Page 1, Register's Office for Davidson County, Tennessee.

J 1:6 9 4: 3:

T
IDENTIF. REFERENCE

JUN 28 2 20 PM '85

FELIX Z. ANDERSON II REGISTER
DAVIDSON COUNTY, TN

09/26 145.60 CHECK

3057

This is unimproved ( ) improved ( ) property, known as 1126 Granada Avenue, Nashvlle, 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 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 his hand this 26th day of June, 19 85

JAMES R. WATTS

STATE OF TENNESSEE
Davidson County

BOOK 6591 PAGE 442

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES R. WATTS

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 19 85.

Commission expires 7/18/87

Betty G. Ellerson
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

JAMES R. WATTS

TO

LELAND WATTS

PREPARED BY:

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

Phone: 259-3666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26YH day of June, 1985, before me personally appeared Alan L. Saturn to me known to be the person who executed the foregoing instrument in behalf of Leland Watts as HIS Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said Leland Watts.

Witness my hand and official seal at Nashville, Tennessee, this the 26TH day of June, 1985.

My Commission Expires: 7/18/87

Betty G. Ellerson
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6594 PAGE 443

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			53500.00- CAMT.	
			139.10 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 145.60-	
3057A06/28/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 6 9 4 3

T
IDENTIF. REFERENCE

JUN 28 2 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149365