THIS INSTRUMENT PREPARED BY:
William P. Jones, Kelly & Jones
629 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER:

LELAND D. WATTS and JAMES R. WATTS
532 Wesley Avenue
Nashville, Tennessee 37207

SEND TAX BILLS TO:

COLLATERAL INVESTMENT COMPANY
2100 First Avenue, North
Birmingham, Alabama 35203

Map 71-8
Par. 220 Ja

BOOK 6645 PAGE 376

WARRANTY DEED

DEED made August 23, 1985 between CHRYSTAL GILBERT, Administratrix of the Estate of Vivian T. Beard, deceased, hereinafter referred to as "GRANTOR", and LELAND D. WATTS and JAMES R. WATTS, hereinafter referred to as "GRANTEES".

IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00) paid to GRANTOR by GRANTEES, the receipt of which is hereby acknowledged, and AS FURTHER CONSIDERATION for this conveyance, GRANTEES have assumed and agree to pay the remaining unpaid balance of a certain note which is secured by a deed of trust of record in Book 5004, Page 980, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by GRANTEES, GRANTOR hereby conveys to GRANTEES, their heirs and assigns, the following described real property:

> LAND in Davidson County, Tennessee, being Lot No. 43 on the Map of Section I, Joywood Heights, of record in Book 1130, Page 91, Register's Office for said County.
>
> SAID Lot No. 43 fronts 60 feet on the south side of Wesley Avenue and runs back between lines, 188.6 feet on the west line and 187 feet on the east line to a dead line in the rear on which it measures 60 feet.
>
> BEING the same property conveyed to Vivian Beard by deed of record in Book 6100, Page 694, Register's Office for Davidson County, Tennessee.

TOGETHER with all appurtenances thereto, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all of the estate, right, title,

KELLY & JONES
ATTORNEYS AT LAW
HENDERSONVILLE
TENN 37075

interest, property, possession, claim, and demand whatsoever, both in law and equity, which Vivian T. Beard had in her lifetime and at the time of her death, and which GRANTOR has, by virtue of the Order of the Probate Court for Davidson County, Tennessee, dated July 17, 1985, or otherwise of, in and to the above granted premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all the above granted premises, together with the appurtenances, and every part thereof, to GRANTEES, their heirs and assigns forever.

GRANTOR, for herself, her heirs, executors, and administrators, agrees with the GRANTEES that she is lawfully the Administratrix of the Estate of Vivian T. Beard, deceased, and has power to convey as aforesaid. GRANTOR further covenants that she has in all respects made this conveyance pursuant to the authority granted by the Order above cited, and that she has not done or suffered any act since she became Administratrix as aforesaid whereby the above granted premises, or any part thereof, now are, or at any time hereafter, shall or may be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the Administratrix has executed this deed at Hendersonville, Tennessee, the day and year first above written.

C. Chrystal Gilbert
CHRYSTAL GILBERT, Administratrix of the Estate of Vivian T. Beard, deceased

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 23rd day of August, 1985, before me personally appeared CHRYSTAL GILBERT, to me known to be the Administratrix of the goods, chattels, real estate and credits of Vivian T. Beard, late of Nashville, Tennessee, deceased, and known to me to be the person described in and who executed the within instrument and acknowledged that she executed the same as such Administratrix.

Carolyn Kluisler
NOTARY PUBLIC

My Commission expires: 8/13/88

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HENDERSONVILLE
TENN 37075

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STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $27,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 23rd day of August, 1985.

NOTARY PUBLIC

My Commission expires: 8/13/88

KELLY & JONES
ATTORNEYS AT LAW
HENDERSONVILLE
TENN 37075

MAIL TAX

3 3 4 7 8

IDENTIFICATION REFERENCE

SEP 3 2 30 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6646 PAGE 379

FOR _____

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
			27400.00-	CAMT.
			71.24	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 80.74-
			3344A09/03/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33478

IDENTIFICATION REFERENCE

SEP 3 2 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169173