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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

HEIRS-AT-LAW OF JOHN MONROE HICKS, SR., deceased

TO

JAMES WATTS and LELAND WATTS

For draftsman's use

This Instrument Was Prepared By

MORRIS LEVINE, Attorney-at-Law
1119 Stahlman Bldg., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Watts and Leland Watts (NAME)	James Watts and ~~Leland Watts~~ (NAME)	82-3-488
924 North 5th Street (STREET ADDRESS OR ROUTE NUMBER)	601 Fatherland Street (STREET ADDRESS)	20W-27855
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville TN 37206 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

5 4 7 8 6

IDENTIFICATION REFERENCE

Nov 21 11 34 AM '85

FELIX Z. ELSEN, CLERK & REGISTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 8,300.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF October, 1985

Notary Public

MY COMMISSION EXPIRES: 2-17-89

(AFFIX SEAL)

For and in Consideration of the sum of Eight Thousand Three Hundred & 00/100 ($8,300.00) ---------- DOLLARS

cash in hand paid, the receipt of all of which is by us acknowledged,

we, Flora Lee Hicks, John Hicks, Jr., Brenda Brawner, Peggy J. Windle, Jo Ann Wheeler, and Mary R. Scruggs,

have bargained and sold, and by these presents do transfer and convey unto the said James Watts and Leland Watts, and their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 17 in Sharpe & Crutcher's Addition to East Nashville, as of record in Book 57, page 82, Register's Office for said County.

SAID Lot No. 17 fronts 50 feet on the westerly side of North 5th Street and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to A. C. Buterbaugh and wife, Rose Buterbaugh, by deed from G. Hume Marshall, of record in Book 1278, page 74, Register's Office for Davidson County, Tennessee; the said A. C. Buterbaugh having predeceased Rose Buterbaugh, and the said Rose Buterbaugh having since died, and said property having vested in John Monrose Hicks., Sr. as devisee under the Will of Rose Buterbaugh, of record in Will Book 131, page 373, Probate Court for Davidson County, Tennessee. And, the said John Monroe Hicks, Sr. having since died, and the said Flora Lee Hicks, John Hicks, Jr. Brenda Brawner, Peggy Windle, Joe Ann Wheeler, and Mary Scruggs, being all of the heirs-at-law of the said John Monroe Hicks, Sr.; the said John Monroe Hicks, Sr. having died intestate.

The said Flora Lee Hicks and Flora L. Hicks are one and the same person.

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WD-2

This is ~~unimproved ( )~~ improved (XX) property, known as 924 North Fifth Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Watts and Leland Watts, and their heirs and assigns, forever.

And we do covenant with the said James Watts and Leland Watts 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, except for current year's Metro property taxes which are pro-rated and assumed by Grantees.

And we, Flora Lee Hicks, John Hicks, Jr., Brenda Brawner, Peggy J. Windle Jo Ann Wheeler, Mary R. Scruggs, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said James Watts and Leland Watts, and their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 9th day of October 1985

Peggy J. Windle — Flora L Hicks — John Hicks Jr.

Mary R. Scruggs — Jo Ann Wheeler

Brenda Brawner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Flora Lee Hicks the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of October, 1985.

Ruth Bayett
Notary Public

Commission Expires 10-19-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Hicks, Jr., 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 Nashville, Tennessee, this 9th day of October, 1985.

Ruth Bayett
Notary Public

My Commission Expires: 10-19-86.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Brawner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of October, 1985.

Ruth Bayett
Notary Public

My Commission Expires: 10-19-86.

STATE OF ARIZONA,
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PEGGY J. WINDLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Phoenix Arizona, this 3 day of November, 1985.

Mary L. Bonnell
Notary Public

My Commission Expires: 6/25/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JO ANN WHEELER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee this 9th day of October, 1985.

Ruth Baggett
Notary Public

My Commission Expires: 10-19-86.

STATE OF ARIZONA,
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY R. ~~SCRUGGS~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Phoenix, Arizona, this 3 day of November, 1985.

Mary L. Bonnell
Notary Public

My Commission Expires: 6/25/87.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HELEN BLUNKALL MARTIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this _____ day of _____, 1985.

Notary Public

My Commission Expires: _____.

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

830.00- CO II,
21.50 CO TX
.50 PRFEE
9.00 MISC
CHECK 31,00-
6813A11/21/85 BAL ,00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 7 8 6

IDENTIFICATION REFERENCE

Nov 21 11 14 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 193971