THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 6762 PAGE 682

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| LELAND D. WATTS (NAME) | SAME (NAME) | MAP 72-3 |
| 6744 QUIET LANE (STREET ADDRESS OR ROUTE NUMBER) | SAME (STREET ADDRESS) | PARCEL 185 |
| BRENTWOOD, TN 37027 (CITY) (P. O. ZONE) (STATE) | SAME (CITY) (ZONE) (STATE) | 15DZ-9995 |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN. AND. NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, we

CHARLES WHITE FRAZIER AND JIM SOLON FRAZIER, hereinafter referred to as Grantors,

*have this day bargained and sold, and do hereby transfer and convey unto the said* . LELAND. D.. WATTS.....
hereinafter referred to as Grantee, his
..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the Easterly one-half of Lot No. 137 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said part of lot fronts 50 feet on the southerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Georgia E. Frazier, a single person by Warranty Deed from Naomi Alley of record in Book 2599, page 513, Register's Office for Davidson County, Tennessee, the said Georgia E. Frazier having died in 1968, intestate survived by two children Charles White Frazier and Jim Solon Frazier as her sole heirs and next of kin. The same Charles White Frazier and Jim Solon Frazier are both over eighteen (18) years of age.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 14TH day of January 19 86

Affiant

My commission expires: 11-12-89 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 1130 HOWARD AVENUE, NASHVILLE, TN 37206
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*
Grantee, his
..... *(successors), heirs and assigns forever* . we . *covenant that* . we . are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his
..... *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hands *this* 14TH *day of* January 19 86 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

X Charles White Frazier X Jim Solon Frazier

CHARLES WHITE FRAZIER JIM SOLON FRAZIER

01/15 10:1 CHECK

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, .....the..undersigned..... , a Notary Public in and for said County and State, .....CHARLES..WHITE..FRAZIER..AND..JIM ..SOLON..FRAZIER.....
.....
.....
the within named bargainor ...S... , with whom I am personally acquainted, and who acknowledged that ..they..... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at .....MADISON..... Tennessee, this .....14TH..... day of ....January..... , 19 86.....

Deana L Montgomery
..... Notary Public

Commission expires .....11-12-89.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..... , a Notary Public of the State and County aforesaid, personally appeared ..... , with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... ..... of the ..... the within named bargainor, a corporation, and that ..... he as such ..... , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ..... , this ..... day of ..... , 19 ..... .

..... Notary Public

Commission expires .....

**WARRANTY DEED**

FROM

TO

Compliments of
**Commonwealth Title Agency of Nashville, Inc.**
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

IDENTIFICATION REFERENCE

FILED FOR RECORD
JAN 15 9 20 AM '86
FELIX Z. WILSON
DAVIDSON COUNTY REGISTER

6 8 9 0 5

**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- CONT.
93.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 100.10-
5928AD1/15/86 BAL- .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68905

IDENTIFICATION REFERENCE

JAN 15 9 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 210672