Prepared by: M. Wesley Hall, III
Attorney at Law
Suite 212
223 Madison Building
Madison, TN 37115

BOOK 6801 PAGE 360

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruth H. Abernathy (NAME)	Lincoln Service Corporation (NAME)	72-10 215
2302 Northview Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 989 (STREET ADDRESS)	15DA 30495
Nashville, TN 37216 (CITY) (P. O. ZONE) (STATE)	Owensboro, KY 42302-0989 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------($10.00)---------- *Dollars,* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid balance owing on a note in the original amount of $33,600.00, to Dominion Bancshares Mortgage Corporation, secured by a Deed of Trust to Larry E. Hamilton and Ronald L. Zenke, Trustees, of record in Book 6552, page 539, Register's Office for Davidson County, Tennessee,

We, Leland D. Watts and wife, Winnifred A. Watts,

have this day bargained and sold, and do hereby transfer and convey unto the said Ruth H. Abernathy, an unmarried person, her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Beginning at a point in the west margin of Northview Avenue 125 feet north of the northwest corner of Moneta Street and Northview Avenue, said point being 128½ feet east of the right-of-way of the Lewisburg and Northern Railroad; thence northerly with the western margin of Northview Avenue 55 feet to a point; thence at right angle westerly 122 feet, more or less, to the right-of-way of the Lewisburg and Northern Railroad; thence southerly the said right-of-way 55 feet to a point; thence easterly and parallel with Moneta Street 128½ feet to the point of beginning.

Being the same property conveyed to Leland D. Watts by deed from Malcolm Q. Nickens, unmarried, of record in Book 6509, page 191, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,827.81

Subscribed and sworn to before me, this the 7th day of March 19 86

Affiant

My commission expires: 4/20/86 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2302 Northview Avenue, Nashville, Tennessee 37216
(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 Ruth H. Abernathy, an unmarried person, her *(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,* except as noted in the public records.- We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 7th *day of* March *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.*

LELAND D. WATTS

WINNIFRED A. WATTS
by M. Wesley Hall, III

03/11 10:13- CHECK
1918

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

the within named bargainor ....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Madison *Tennessee, this* 7th *day of* March *, 19* 86

Commission expires 4/20/86 *Notary Public*

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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, M. Wesley Hall, III, to me known to be the person who executed the foregoing instrument in behalf of Winnifred A. Watts and acknowledged that he executed the same as the free act and deed of said Winnifred A. Watts.

Witness my hand and official seal at Madison, Tennessee, this 7th day of March, 1986.

Susan S. Wise
NOTARY PUBLIC

My Commission Expires: 4/20/86

WARRANTY DEED

FROM
LELAND D. WATTS
TO
RUTH H. ABERNATHY

FILED FOR RECORD
DAVIDSON COUNTY, TN
MAR 11 11 55 AM '86
REGISTER

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

82093

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

36027.61- CAMT.
53.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 100.10-
1918A03/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82093

IDENTIFICATION REFERENCE

MAR 11 11 55 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 226259