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

WARRANTY DEED

BOOK 6842 PAGE 636

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Leland D. Watts	Leland D.Watts	82-7 238
(NAME)	(NAME)	
6744 Quiet Lane	6744 Quiet Lane	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (P. O. ZONE) (STATE)	(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,

Joe F. Taylor

have this day bargained and sold, and do hereby transfer and convey unto the said Leland D. Watts, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

A lot or parcel of land in the 20th Ward of the City of Nashville formerly the 17th Civil District of Davidson County, Tennessee, more particularly bounded and described as follows:

Beginning at a point on the east margin of North Second Street in Nashville at 46 2/7 feet south of the southeast corner of said North Second Street and Joseph Avenue; thence with the east margin of North Second Street, South 46 2/7 feet to a point; thence at right angles to said street easterly 150 feet to an alley; thence with said alley 46 2/7 feet to a point which is 46 2/7 feet southerly from Joseph Avenue; thence at right angles to said alley 150 feet westerly to the point of beginning.

Being the same property conveyed to Joe F. Taylor by deed from Hal E. Wilson, Trustee, of record in Book 6814, page 568, 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 $ 5,500.00

Subscribed and sworn to before me, this the 28th day of April, 19 86

Affiant: Joe Taylor

My commission expires: 10/24/88 (Affix Seal)

Notary Public: Sharon E. Fentress

This is unimproved (XX) improved ( ) property, known as 619 North Second Street, Nashville, Tennessee
(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 Leland D. Watts, his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself/my *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 my *hand* ~~his~~ *this* 28th *day of* April, 1986, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe Taylor

JOE F. TAYLOR

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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, Joe F. Taylor

the within named 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 Madison, Tennessee, this 28th day of April, 19 86.

Sharon E. Fentress
Notary Public

Commission expires 10/24/88

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

JOE F. TAYLOR

TO

LELAND D. WATTS

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

RUS

FILED & RECORDED
DAVIDSON COUNTY, TN
'86 APR 30 8 57 AM

REFERENCE

IDENTIFICATION

96028

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

5500.00- CANT.
14.30 CSTAX
.50 PRFEE
6.00 WDCSD
CHECK 20.80-
0439A04/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96028

IDENTIFICATION REFERENCE

APR 30 8 57 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 242396