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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 1986

_____ Notary Public

MY COMMISSION EXPIRES: 7-17-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael F. Mondelli, Atty, P.O. Box 3348, Nashville, TN 37219-0348
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ewart G. Watts, et ux (NAME) | SAME (NAME) | 7DA/22133 |
| 2914 22nd Avenue, South (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James E. Fritz and wife, Deborah A. Fritz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ewart G. Watts and wife, Louise W. Watts

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit 7-B on the Plan of Wellesley Trace, Section I, of record in Book 4955, page 24, said Register's Office, together with the appurtenant interest in the common and limited common areas as shown on said plan and as set out in the Master Deed and By-Laws of Wellesley Trace Home Owners Association, Inc. of record in Book 5054, page 633 and 649, Register's Office for Davidson County, Tennessee, said Unit No. 7-B is described as follows:

Beginning at a point, said point being a fence corner dividing the two concrete carports of condominium units 7A and 7B; thence, N 87°04'00" W, along the fence and splitting the two units 7A and 7B, 68.45 feet to a point, said point being the common corner of condominium units 7A and 7B; thence, along the exterior wall of condominium unit 7B, N 02°29'00" E, 18.5 feet to a point; thence, S 87°04'00" E, 1.2 feet to a point; thence, N 02°29'00" E, 14.8 feet to a point, said point being the most northwesterly corner of condominium unit 7B; thence, following aforesaid wall, S 87°04'00" E, 32.4 feet to a point, said point being the most northeasterly corner of condominium unit 7B; thence, leaving said corner and following edge of concrete patio, S 87°04'00" E, 3.75 feet; thence along a curve to the right, of radius 10.2 feet, for a distance of 26.01 feet to a point; thence, S 02°29'00" W, 5.1 feet to a point, said point being the corner of a concrete patio and a concrete carport; thence, S 87°04'00" E, 21.0 feet to a point; said point being the most northeasterly corner of aforesaid carport; thence, S 02°29'00" W, 19.0 feet to the point of beginning. (LEGAL DESCRIPTION CONTINUED ON BACK)

unimproved ( )
This is improved (X) property, known as 2914 22nd Avenue, South Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of May, 1986

X _____

X _____

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Fritz and wife, Deborah A. Fritz

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 19 86.

Kelly R. Wright Notary Public

Commission Expires 7-17-88

KELLY R. WRIGHT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

**WARRANTY DEED**

FROM
James E. Fritz and wife,
Deborah A. Fritz

TO
Ewart G. Watts and wife,
Louise W. Watts

01057

SEND TAX REFERENCE

MAY 15 12 26 PM '86

REGISTER OF DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(LEGAL DESCRIPTION CONTINUED)

Being the same property conveyed to James E. Fritz and wife, Deborah A. Fritz by deed from Dudley E. Green and wife, Ruth H. Green of record in Book 5552, page 879, Register's Office for Davidson County, Tennessee.

To

$ 626,500.00

**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 |
|---|---|---|---|---|
| | | | 132000.00- CAMT. | |
| | | | 343.20 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 349.70- | |
| 4425A | 05/15/86 | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01057 IDENTIFICATION REFERENCE

MAY 15 12 16 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248241