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

WARRANTY DEED

BOOK 6868 PAGE 69

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leland D. Watts	Wachovia Mortgage Company	83-10 312
(NAME)	(NAME)	
6744 Quiet Lane	P.O. Box 3174	23W-7044
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027	Winston-Salem, NC 27102	
(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, including the assumption by the said Grantee of the unpaid balance owing on a note in the original amount of $24,550.00 to Commerce Union Bank secured by a Deed of Trust to J. G. Palmer, Trustee, of record in Book 5372, page 725, Register's Office for Davidson County, Tennessee,

We, James A. Holland and wife, Kathleen M. Holland,

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:

Land in Davidson County, Tennessee, being Lots Nos. 60 and 61 on a part of the plan of Richardson Place Subdivision shown as Chadwell Subdivision, Lockland (owned by Richardson), of record in Book 547, page 135, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 60 and 61 front together 100 feet on the northerly margin of Woodland Street and extends back between parallel lines 170 feet to a 15-foot alley in the rear.

Being the same property conveyed to James A. Holland by deed from Philip J. Price and wife, Joanne Inez Price, of record in Book 6566, page 652, 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 $ 47,000.00

Subscribed and sworn to before me, this the 23rd day of May 19 86

Affiant

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

Notary Public

This is improved (X) unimproved ( ) property, known as 1809 Woodland Street, 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 Leland D. Watts, 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,* 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, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand S. this* 23rd *day of* May 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.*

James A. Holland
JAMES A. HOLLAND

Kathleen M. Holland
KATHLEEN M. HOLLAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Holland and wife, Kathleen M. Holland,

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 23rd day of May, 19 86.

Sharon E. Jenkins
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 .....

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 27 3 27 PM '86

IDENTIFICATION REFERENCE

04468

WARRANTY DEED

FROM

JAMES A. HOLLAND

TO

LELAND D. WATTS

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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6868 PAGE 71

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
			47000.00- CAMT.	
			126.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 126.70-	
			8413A05/27/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04468 IDENTIFICATION REFERENCE

MAY 27 3 27 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 252144