BOOK 6889 PAGE 431

WARRANTY DEED

FROM: ROY H. OLNEY, SOLE HEIR AT LAW OF HARRIETTE PLUMLEE OLNEY

TO: JAMES R. WATTS

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
JAMES R. WATTS		MAP 71-08
509 WESLEY AVENUE	SAME	PARCEL 196
NASHVILLE, TN 37205		FB 12BZ03300

THIS INSTRUMENT PREPARED BY: BARRETT B. SUTTON, JR., 3305 WEST END AVENUE, NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $18,500.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 17 day of June, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-13-89

FOR AND IN CONSIDERATION OF the sum of Eighteen Thousand Five Hundred and No/100 ($18,500.00) Dollars, the receipt of which is hereby acknowledged, Roy H. Olney, surviving spouse and sole heir of Harriette Plumlee Olney, deceased, being hereinafter referred to herein as "Grantor", has this day bargained and sold, and does hereby transfer and convey unto James R. Watts, hereinafter referred to herein as "Grantee", his heirs, personal representatives, and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 67 on the map of Joywood Heights, Section 1, as of record in Book 1130, Page 91, Register's Office for said County. Said Lot No. 67 fronts 60 feet on the northerly side of Wesley Avenue and runs back 160 feet on the easterly line and 160.5 feet on the westerly line to a dead line, measuring 60 feet thereon.

BEING the same property conveyed to Harriette Plumlee Olney, by deed of record in Book 1682, Page 475, Register's Office for Davidson County, Tennessee, the said Harriette Plumlee Olney having since died and

devised said property to her husband Roy H. Olney by will of record in Book 6886, Page 679, Register's Office for Davidson County, Tennessee.

This is improved property known as 509 Wesley Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee, his heirs, personal representatives, and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1986, which have been prorated and assumed by the Grantee;

2. Plan of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee; and,

3. Restrictive covenants of record in Book 1373, Page 98, said Register's Office.

Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 1986.

GRANTOR:

Roy H. Olney

ROY H. OLNEY

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, Barnett B. Sutton, Jr., a Notary Public of the State and County aforesaid, Roy H. Olney, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 1986.

Barnett B. Sutton, Jr.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-13-89

11421

IDENTIFICATION REFERENCE

JUN 17 2 56 PM '86

FELIX J. WILSON, REGISTER
DAVIDSON COUNTY, TN

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
			18503.00- CAKT 48.10 CSTAX .50 PRFEE 6.00 MORTG	
			CHECK	54.60-
6545A06/17/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 4 2 1

IDENTIFIED REFERENCE

JUN 17 2 56 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 260103