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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 $_____

$35,900.00 Andrew Britton Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 19 86.

Betty G. Coleman
Notary Public

MY COMMISSION EXPIRES: 7/15/88

(AFFIX SEAL)

File # 19543
Loan # 117626-9

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW BRITTON GARDNER (NAME)	CityFed Mortgage Company (NAME)	MAP 83-13
1602 Fatherland Street (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	427
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	23W 05285

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, LELAND D. WATTS et ux WINNIFRED A. WATTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW BRITTON GARDNER etux FREDA ANN GARDNER

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 Coiunty, Tennessee, being Lot No. 74 and the easterly 10 feet 4 inches of Lot No. 73 on the Map of Lindsley's Subdivision of the Chadwell Tract, as of record in Plan Book 2, Page 24, of the Chancery Court at Nashville.

SAID lot and part of lot adjoin and front together 60 feet 4 inches on the south side of Fatherland Street and run back between lines 153.2 feet more or less on the west line of Lot No. 74, and 153 feet 10 inches more or less on the west line of part of Lot No. 73 to an alley in the rear and measures 60 feet 4 inches thereon.

BEING the same property conveyed to Leland D. Watts et ux Winnifred A. Watts, by deed from Harley H. Baker et ux Georgia Baker of record in Book 5867, Page 61, Register's Office for Davidson County, Tennessee.

67.39 3

IDENTIFICATION REFERENCE

Nov 26 12 00 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is unimproved ( ) X improved ( ) property, known as 1602 Fatherland Street, Nashville, TN 37206
(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 their hand s this 30th day of October, 19 86

Leland D. Watts
LELAND D. WATTS

Winnifred A. Watts
WINNIFRED A. WATTS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LELAND D. WATTS et ux WINNIFRED A. WATTS

the bargainors, 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 30th day of October, 19 86

Commission Expires _____ Notary Public

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

LELAND D. WATTS

TO

WINNIFRED A. WATTS

ANDREW BRITTON GARDNER

FREDA ANN GARDNER

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13TH day of November, 1986, before me personally appeared Alan L. Saturn to me known to be the person who executed the foregoing instrument in behalf of Leland D. Watts and wife Winnifred A. Watts as THEIR Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said Leland D. Watts and wife Winnifred A. Watts.

Witness my hand and official seal at Nashville, Tennessee, this the 13TH day of November, 1986.

My Commission Expires: 7/18/87

Betty G. Ellerson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

3590 .10- CA IT,
IC .22 CSTMX
.50 PRFE
6.00 MORTG
CHECK 107.72-
06791 11/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67393

IDENTIFICATION REFERENCE

Nov 26 12 00 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 16531