BOOK 7063 PAGE 331

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Leland D. Watts 6744 Quiet Lane Brentwood, TN 37027	OWNER MORTGAGEE: NONE	72-10-329
This instrument prepared by: Boult, Cummings, Conners & Berry (WLN) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Nashville City Bank and Trust Co. ("Grantor") has bargained and sold, and hereby transfers and conveys to Leland D. Watts ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Letter of Metropolitan Government of Nashville of record in Book 6450, page 595 said Register's Office.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 8th day of December, 1986.

NASHVILLE CITY BANK and TRUST CO.

By: Ronnie W. Cothron
Ronnie W. Cothron
Assistant Vice President

70937

IDENTIFICATION REFERENCE

DEC 8 3 57 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, William L. Norton III, a Notary Public of the State and County aforesaid, personally appeared Ronnie W. Cothron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Vice President of Nashville City Bank and Trust Co., the within named bargainor, a corporation, and that he as such Assistant Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Assistant Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 8th day of December, 1986.

William L. Norton

Notary Public

My Commission Expires: 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 8,600.00.

NASHVILLE CITY BANK and TRUST CO.

Ronnie W. Cothron

Affiant, Ronnie W. Cothron, A.V.P.

Subscribed and sworn to before me this 8TH day of December, 1986.

William L. Norton III

Notary Public

My Commission Expires: 7-17-88

This is improved property, known as 1633 Chase Street Nashville, Tennessee.

Land in Davidson County, Tennessee, being No. 55 on the Map of Charles U. Coggins First Addition to Nashville, as of record in Book 421, page 33, Register's Office for said County, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyance to Nashville City Bank and Trust Co. by Successor Trustee Deed recorded in Book 6923, page 895, Register's Office for Davidson County, . . Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7063 PAGE 334

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
			868.[illegible] CO [illegible]	
			24.[illegible] [illegible]	
			.50 PRFEE	
			9.00 [illegible]	
			CHECK	31.53-
			475BA12/08/86 BAL	.[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70937

IDENTIFICATION REFERENCE

Dec 8 3 58 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20538