BOOK 7071 PAGE 172

FORM NO. WD-1

File # 20263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$62,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

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
KIRK J. LUMM (NAME)	Nationwide Lending Group, Inc. (NAME)	MAP 72-3
1130 Howard Avenue (STREET ADDRESS OR ROUTE NUMBER)	1125 Troup Street (STREET ADDRESS)	PAR 185
Nashville, T n 37207 (CITY) (STATE) (P.O ZIP)	Augusta, GA 30904 (CITY) (STATE) (ZIP)	15 DZ 09995

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 and wife Winnifred A. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIRK J. LUMM et ux CRYSTAL A. LUMM

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 easterly 1/2 of lot No. 137 on the Plan of Inglewood Place as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Leland D. Watts by deed from Charles White Frazier & Jim Solon Frazier of record in Book 6762, Page 682, Register's Office for Davidson County, Tennessee.

73536

IDENTIFICATION REFERENCE

DEC 16 3 36 PM '86

This is unimproved ( ) improved (X) property, known as 1130 Howard Avenue, Nashville, T n 37207
(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 10th day of December, 19 86

LELAND D. WATTS

Winnifred A. Watts

STATE OF TENNESSEE }
Davidson County }

BOOK 7071 PAGE 173

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LELAND D. WATTS and wife Winnifred A. Watts

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 10th day of December, 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____.

Commission Expires _____ Notary Public

WARRANTY DEED

FROM

~~LELAND D. WATTS~~

TO

~~KIRK J. LUMM~~

CRYSTAL A. LUMM

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of December, 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 10th day of December, 1986.

My Commission Expires: 1-10-89

NOTARY PUBLIC

Janet S. Davis

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

RECEIVED OF _____

FOR _____

BOOK 7071 PAGE 174

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

6250 .[illegible] PMT.
175.00 STAX
.50 PRFEE
6.00 MSCEL
CHECK 181.50-
7750A 12/16/86 SAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

735 36

IDENTIFICATION REFERENCE

Dec 16 3 36 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 23526