Box 37
WLN

BOOK 7074 PAGE 854

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Mr. Leland Watts 6744 Quiet Lane Brentwood, Tennessee 37027	Owner Mortgagee - None	83-14-135 23W4990
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 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.

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 18th day of December, 1986.

NASHVILLE CITY BANK AND TRUST CO.

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

12/19 85.00 CHECK
7475
IDENTIFICATION
Dec 19 10 36 AM '86

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 15th day of DECEMBER, 1986.

William L. Norton III
Notary Public

My Commission Expires: 1-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Affiant

Subscribed and sworn to before me this 15th day of December, 1986.

William L Norton III
Notary Public
My Commission Expires: 1-17-88

This is improved property, known as 1705 Fatherland St. Nashville, Tennessee.

EXHIBIT "A"

BEING Lot No. 46 of Block A on the Plan of the Subdivision of the Priest Home Place, as of record in Book 161, page 102, Register's Office for Davidson County, Tennessee.

SAID Lot No. 46 fronts 50 feet on the northerly side of Fatherland Street and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Nashville City Bank & Trust Co., by Deed recorded in Book 7054, page 311, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7074 PAGE 857

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
			20[illegible] 0- CAPIT.	
			56.00 STAX	
	VE		56.00- STAX	
			56.00 STAX	
			.50 PRFEE	
			9.00 MRTG	
			PUR %	65.50--
9:60A 12/ 9/86			BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 4 7, 5 9

ENTIFT REFERENCE

DEC 9 10 36 AM '86

DAVIDSON COUNTY REGISTER

No24893