mail:

BOOK 7143 PAGE 718

This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s):	Mortgagee:	Map-Parcel No.:
Leland Watts		83-10-310

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, ANDY FRENCH (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to LELAND WATTS (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Lockeland Subdivision of the Chadwell Home Place of record in Book 57, page 135, said Register's Office.

SAID Lot No. 58 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

BEING part of the same property conveyed to Andy French and John Livingston by deed from Edd R. Turner, III and wife, Sandra R. Turner of record in Book 6112, page 786, Register's Office for Davidson County, Tennessee, and by deed from John Livingston to Andy French of record in Book 7091, page 134, said Register's Office.

This conveyance is made subject to all matters of record.

This is improved property known as 1805 Woodland Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it 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 as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 20th day of February, 1987.

Andy French
ANDY FRENCH

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, a Notary Public of said County and State, personally appeared ANDY FRENCH, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 20th day of February, 1987.

My Commission Expires: 9.6.87

IDENTIFICATION REFERENCE

FEB 23 12 05 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

02/23 $5.10- CHECK

3197

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 1987, before me personally appeared ANDY FRENCH to me known or proved to me on the basis of satisfactory evidence, to be the same person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires:

11-1-87

Richard M. Dunaway
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $24,500.00.

Andy Z French
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 20th DAY OF FEBRUARY, 1987.

Richard M. Dunaway
NOTARY PUBLIC

My Commission Expires: 11-1-87

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

24500.00 CAMT
60.50 CSTAX
.50 PRFEE
6.00 WDED
CHECK 75.10+
3197A02/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:6:1:6:7:

IDENTIFICATION REFERENCE

FEB 23 12 05 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 48502