THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Leland D. Watts 6744 Quiet Lane Brentwood, TN 37027	same	Map 71-15 Parcel 287

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

We, John W. Lewis and wife, Joyce M. Lewis

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Leland D. Watts

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 43 in Sharpe & Horn's Second Addition to Edgefield, now North East Nashville, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 50 feet on the West side of Joseph Avenue, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to John W. Lewis and wife, Joyce M. Lewis by deed from Eva Gregory Steele of record in Book 6582, page 903, Register's Office for Davidson County, Tennessee.

Taxes for the year 1987 are prorated and assumed by the Grantee herein.

( ) unimproved
This is (x) improved property at 1220 Joseph Avenue, Nashville, TN

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 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 our hands this _____ day of April, 1987.

John W. Lewis
JOHN W. LEWIS

Joyce M. Lewis
JOYCE M. LEWIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John W. Lewis and Joyce M. Lewis the within named bargainors, with whom I am personally acquainted, 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 April, 1987.

My Commission Expires:
4-21-89

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 18,100.00.

AFFIANT

Subscribed and sworn to before me this 30th day of April 1987.

My Commission Expires:
11-2-89

NOTARY PUBLIC

2096

IDENTIFICATION REFERENCE

MAY 1 11 36 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7221 PAGE 633

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
			18100.00- CAMT.	
			50.68 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	57.18-
1592A05/01/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2096

IDENTIFI REFERENCE

MAY 1 11 36 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76253