WARRANTY DEED

BOOK 7232 PAGE 813

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	MORTGAGEE:	MAP-PARCEL NO.
James R. Watts 601 FATHERLAND ST NASHVILLE, TN. 37206	First American National Bank	83-02-73

SEND TAX BILL TO:
OWNER

24697

IDENTIFICATION REFERENCE

MAY 11 3 34 PM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 17,500.00.

Affiant

Subscribed and sworn to before me this 11th day of May, 1987.

Notary Public

Commission expires: 11/21/90

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ALLEN T. SULLIVAN, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto JAMES R. WATTS, hereinafter referred to as Grantee, his heirs, successors 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 Lot No. 11 and part of Lot No. 12 on the Map of Sharpe & Horn's Subdivision of Elwood Place, of record in Book 332, Page 18, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Roberts Avenue, at the corner of Lots Nos. 10 and 11; thence with the line between said lots, northerly 170.5 feet to the south margin of an alley; thence with the margin of said alley easterly 53 1/2 feet to the westerly margin of another alley; thence with the margin of said alley, southeasterly 28 feet more or less to the northeast corner of the part of Lot No. 12 conveyed to Charles R. Hazelwood and wife, by deed from Leora Della Fisher, of record in Book 2701, Page 633, said Register's Office; thence leaving the alley in a westerly direction 15.8 feet to an iron pin in the east line of Lot No. 11; thence in a southerly direction along the west line of the Hazelwood Lot, 145 feet to an iron pin which is 4.5 feet east of the common corner of Lots No. 11 and 12,

and being in the north margin of Roberts Avenue; thence west with said Avenue 54.5 feet to the point of beginning.

Being the same property conveyed to Allen T. Sullivan, by deed from Robert S. Hite, of record in Book 6120, Page 983, Register's Office for Davidson County, Tennessee.

Barbara O. Sullivan, wife of the said Allen T. Sullivan joins in the execution of this deed for the purpose of conveying whatever right, title or interest she may have in said property by way of her marital status.

This is unimproved/improved property, known as 1433 Roberts 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 Grantee, his heirs, successors and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove mentioned and taxes for the year 1987 which the Grantee herein assumes and agrees to pay.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of May, 1987.

Allen T. Sullivan

Barbara O. Sullivan

STATE OF TENNESSEE)
COUNTY OF)

On this 7th day of May, 1987, before me personally appeared ALLEN T. SULLIVAN and wife, BARBARA O. SULLIVAN, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, this 7th day of May, 1987.

Notary Public

My Commission Expires:
1/21/90

[redacted] [redacted]

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

RECEIVED OF _____

FOR _____

BOOK 7232 PAGE 815

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
			17500.00-	CASH
			49.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	55.50-
			5830A05/11/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24697

IDENTIFICATION REFERENCE

MAY 11 3 34 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 80410