Prepared by: M. Wesley Hall, III
Attorney at Law
223 Madison Street
Madison, TN 37115

WARRANTY DEED

BOOK 7294 PAGE 614

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leland D. Watts et al (NAME)	Bancplus Mortgage Co. (NAME)	83-3 99
6744 Quiet Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 47524 (STREET ADDRESS)	27W-16265
Brentwood, TN 37027 (CITY) (P. O. ZONE) (STATE)	San Antonio, TX 78265-6016 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....

Ten and No/100----------($10.00)---------- *Dollars,* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid balance owing on a note in the original amount of $44,150.00 to Dominion Bancshares Mortgage Corporation, secured by a Deed of Trust of record in Book 6508, page 129, Register's Office for Davidson County, Tennessee,

Henry Joe Bryant, II and wife, Nancy C. Bryant; Daniel Arthur Ward and wife, Sherri C. Ward; and Bobby T. Hargrove and wife, Mary L. Hargrove,

have this day bargained and sold, and do hereby transfer and convey unto the said

Leland D. Watts, Randall A. Thompson, Perry E. Hytken, and William Bruce Peterson

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being parts of Lots No. 35 and 36 of the Plat of Pontotoc Subdivision, as of record in Book 547, page 113, Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of Early Avenue and Porter Road; thence with the northerly margin of Early Avenue, westerly 44 feet to a point 15.5 feet west of the corner of Lots Nos. 35 and 36; thence northerly 160 feet, more or less, to the line between Lots Nos. 27 and 36 at a point 5 feet 3 inches east of the corner of Lots No. 26, 27, 35 and 36; thence with the line between Lots Nos. 27 and 28 and Lot No. 36, easterly 79 feet to the westerly margin of Porter Road; thence with said road, southerly 166 feet 8 inches to the beginning.

Being the same property conveyed to Henry Joe Bryant, II, Daniel Arthur Ward and Bobby T. Hargrove, by deed from Randall A. Thompson, a single person, of record in Book 7099, page 922, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,913.29

Subscribed and sworn to before me, this the 10th day of July 19 87

Affiant Perry E. Hytken

My commission expires: 5/13/90 (Affix Seal)

Notary Public Susan S. Wise

This is improved (X) unimproved ( ) property, known as 2115 (House Number) Early Avenue (Street), Nashville P.O. Address: Tennessee 37206 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Leland D. Watts, Randall A. Thompson, Perry E. Hytken, and William Bruce Peterson,

(successors), heirs and assigns forever we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted in the public records.

We *further covenant and bind* ourselves/our Grantees, their *heirs and representatives, to warrant and forever defend the title to said real estate to said (successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 10th *day of* July *19* 87 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Henry Joe Bryant, II
HENRY JOE BRYANT, II

Daniel Arthur Ward
DANIEL ARTHUR WARD

Bobby T. Hargrove
BOBBY T. HARGROVE

Nancy C. Bryant
NANCY C. BRYANT

Sherri C. Ward
SHERRI C. WARD

Mary L. Hargrove
MARY L. HARGROVE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ...the undersigned..... , a Notary Public in and for said County and State, Henry Joe Bryant, II, and wife, Nancy C. Bryant; Daniel Arthur Ward and wife, Sherri C. Ward; and Bobby T.Hargrove and wife, Mary L. Hargrove,

.....

the within named bargainor ..s... , with whom I am personally acquainted, and who acknowledged that ....they..... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ..... Madison ..... Tennessee, this .....10..... day of ..... July ..... , 19 87 .....

Commission expires 5/13/90 ..... Susan S. White ..... Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... , a Notary Public of the State and County aforesaid, personally appeared .....,
with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be .....
..... of the .....
the within named bargainor, a corporation, and that ..... he as such .....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....,
this ..... day of ..... , 19 ..... .

..... Notary Public

Commission expires .....

RUSH

FELIX Z. WILSON, CLERK & MASTER
DAVIDSON COUNTY, TN
JUL 13 10 07 AM '87

IDENTIFICATION REFERENCE

45025.

WARRANTY DEED

FROM

HENRY JOE BRYANT, II, ET AL

TO

LELAND D. WATTS, ET AL

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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

RECEIVED OF _____

FOR _____

BOOK 7294 PAGE 616

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
			43913.21= CAT.	
			125.92 CTAX	
			.50 MSTAX	
		VD	.50= MSTAX	
			.50 PRF	
			6.00 MISC	
			CHECK 170.42=	
			90/AD/713/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 5 0 2 5.

IDENTIFICATION REFERENCE

JUL 13 10 07 AM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 103195