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WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

Mail

STATE OF TENNESSEE
COUNTY OF Sumner

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

Leland D. Watts
Affiant

SWORN to and subscribed before me on this the 3 day of September, 1987.

Carlos M. Lawrence
NOTARY PUBLIC

My Commission Expires: 8-12-89

MORTGAGEE:
Ms. Sharon G. Seay
1418 Boscobel
Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. Leland D. Watts	Same	94-1
6744 Quiet Lane		Par 173 Ja
Brentwood Tenn 37027		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **SHARON GAIL SEAY and husband, JOE SEAY,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto LELAND D. **WATTS and wife, WINNIFRED A. WATTS,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 192 on the Plan of Payne, Blakemore and Cumming's Addition to EAst Nashville, as of record in Book 57, Page 70, Register's office for said County.

SAID Lot No. 192 fronts 50½ feet on the easterly side of South 12th Street and runs back 168.4 feet on the northerly line and 163 feet on the southerly line to an alley, measuring 50 feet thereon.

BEING the same property conveyed to VIRGIL OSTEEN and wife, LUCILLE OSTEEN by Installment Deed from VAN H. BATSON and wife, IONE E. BATSON of record in Book 2036, Page 68, Registers' office for Davidson County, TN. The said Lucille Osteen having predeceased the said Virgil Osteen and the said Virgil Osteen having died January 6, 1986 and leaving as his sole heir the said Sharon G. Seay.

The said JOE SEAY joins in this conveyance to convey any marital or other rights he may have in said property by reason of his marriage to the said Sharon Gail Seay.

This is improved property known as 709 South 12th Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their 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 3 day of September, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sharon Gail Seay
SHARON GAIL SEAY

Joe Seay
JOE SEAY

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, SHARON GAIL SEAY and husband, JOE SEAY, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 3 day of September, 1987.

Carlos M. Lancaster
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 8-12-89

63321

IDENTIFI REFERENCE

SEP 8 1 57 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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 TAX - STATE TAX CONVEY	
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT	
TD - TRUST DEED		PRFEE - PROBATE FEE	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

20000.00- CAMT.
56.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 62.50-
0377A09/08/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 3 3 2 1.

IDENTIFICATION REFERENCE

SEP 8 1 57 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 4105