WARRANTY DEED BOOK 7381 PAGE 363

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
James Watts and Leland Watts 601 Fatherland St. Nashville, TN 37206	Owners	83-1-31

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 32,500.00 .

Affiant

Subscribed and sworn to before me this 4th day of Dec. 1987.

Notary Public

My Commission Expires:
4/4/20

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 considerations, the receipt of which is hereby acknowledge, I, LEROY THOMAS, SPOUSE AND ONLY HEIR OF VIRGINIA H. MOORE THOMAS, at the time of her death, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto JAMES WATTS and LELAND WATTS, as tenants in common, hereinafter referred to as Grantees, their 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 part of Lot No. 1 of Block A on the Plan of Tim H. Moore's Subdivision of part of A. W. Johnson and G. P. Smith's Subdivision, as of record in Book 332, page 107, Register's Office for said County, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, November 27, 1957, as follows:

Beginning at an iron pin in the northerly margin of West Greenwood Avenue, said pin being located 53 feet easterly from the northeast intersection of said West Greenwood Avenue and Emmett Street, thence with the northerly margin of West Greenwood Avenue easterly 67 feet to an iron pin; thence North 7 degrees 45 minutes east 146 feet to an iron pin; thence north 87 degrees 30 minutes west 72.8 feet to an iron pin; thence south 5 degrees 00 minutes west 146 feet to the beginning.

Being the same property conveyed to Mrs. Virginia H. Moore by deed from George A. Williams, D. R. Williams, Elizabeth W. Everson, Martha F. Williams Russell and

Dorothy L. Williams of record in Book 3613, page 233, Register's Office for Davidosn County, Tennessee, the said Virginia H. Moore (now Thomas) having since died intestate.

Subject to the Plan of Record in Book 332, page 107, Register's Office for Davidson County, Tennessee, showing an Owner's Certificate, and certain notes, easements and setback lines.

Marie M. Hailey Thomas, present spouse of the said Leroy Thomas, joins in the execution of this deed for the sole purpose of conveying whatever rights she may have to the above property by way of her marital rights.

This is unimproved/improved property, known as 1025 W. Greenwood Avenue, Nashville, Tennessee

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, successors and assigns forever, and I do covenant with the said Grantees 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 above mentioned.

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 Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of Oct, 1987.

Leroy Thomas

Marie M. Hailey Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of October, 1987, before me personally appeared LEROY THOMAS and wife, MARIE M. HAILEY THOMAS, 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, TN, this 14th day of October, 1987.

Notary Public

My Commission Expires:
1/21/90

7.5.1.1.0

IDENTIFICATION REFERENCE

OCT 13 10 59 AM '87

DAVIDSON COUNTY, TN

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

32500.00-	CAMT.	
91.00	CSTAX	
.50	PRFEE	
6.00	WDEED	
CHECK		97.50-
3994A10/19/87	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5 1 1 0

IDENTIFICATION REFERENCE

OCT 19 10 58 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 27411