BOOK 7423 PAGE 744

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,232.85

William B. Peterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 1987

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 VULTEE BOULEVARD - NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgage Company)	MAP-PARCEL NUMBERS
William B. Peterson (NAME)	BancPLUS Mortgage Corporation (NAME)	MAP 71-15
234 Sunset Island Trail (ADDRESS)	P.O. Box 47524 (ADDRESS)	PARCEL 305
Gallatin, Tennessee 37066 (CITY) (STATE) (ZIP)	San Antonio, Texas 78265-6020 (CITY) (STATE) (ZIP)	20W-13470

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leland D. Watts and wife, Winnifred A. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William B. Peterson, married

HEREINAFTER CALLED THE GRANTEES, 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. 109 on the Plan of Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Plat Book 161, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 109 fronts 50 feet on the easterly margin of Joseph Avenue and extends back between parallel lines of 145 feet to an alley.

Being the same property conveyed to Leland D. Watts by deed from M. Wesley Hall, III, Trustee of record in Book 7265, page 245, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to a Deed of Trust executed by Leland D. Watts and wife, Winnifred Watts to Dominion Bancshares Mortgage Corporation, dated April 23, 1985, with an approximate unpaid principal balance of $34,232.85, of record in Book 6552, page 521, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

Winnifred A. Watts, wife of Leland D. Watts, joins in this conveyance to convey any and all interest she may have in said property including but not limited to her marital interest.

This is unimproved (X) improved ( ) property, known as 1215 Joseph Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my hand this 9th day of December, 1987

Leland D. Watts

Winnifred A. Watts by Leland D. Watts Atty. in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leland D. Watts

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 1987.

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who his oath / himself upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Leland D. Watts

TO

William B. Peterson

IDENTIFICATION REFERENCE

8 9 6 1 9

DEC 11 8 26 AM '87

DAVIDSON COUNTY, TN

RETURN TO:

CUMBERLAND TITLE COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

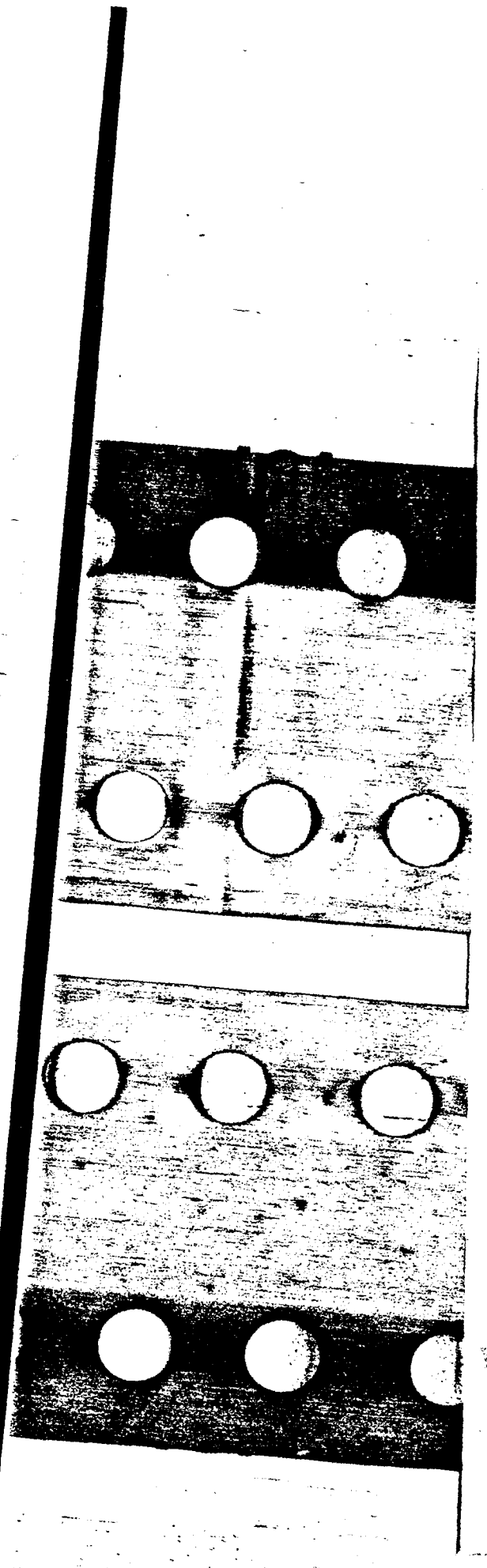
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of December, 1987, before me personally appeared Leland D. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Winnifred Watts, and who acknowledged that he executed the same as the free act and deed of the said Winnifred Watts, by virture of that Power of Attorney, duly executed by the said Winnifred Watts and appearing of record in Book 7045, page 561, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 1987.

My Commission Expires: 5-8-91

Notary Public



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

38232.85- CAMT.
106.96 CSTAX
.50 PRFEE
6.00 #DEED
CHECK 113.46-
0899A12/11/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.9.6 I.9.

IDENTIFICATION REFERENCE

DEC 11 8 26 AM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 43897