Box 22

BOOK 7453 PAGE 986

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Queen E. Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January 19 88

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Alvin D. Carter (NAME)	Atlantic Coast Mortgage Company (NAME)	83-1-31
1025 West Greenwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	27W-23600
Nashville, TN 37206 (CITY) (STATE) (P.O.ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	

FOR AND IN 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, James Watts and wife, Wanda G. Watts and Leland Watts and wife, Winnifred A. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alvin D. Carter and wife, Queen E. Carter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN 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, and being more particularly described according to a survey made by John B. Kohl, III, dated November 27, 1987, 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 James Watts and Leland Watts by deed from Leroy Thomas, Spouse and only heir of Virginia H. Moore Thomas of record in Book 7381, page 363, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Wanda G. Watts, wife of James Watts, and Winnifred A. Watts, wife of Leland Watts, join in to convey any interest they may have in subject property by reason of their marital status.

This instrument is executed on behalf of Wanda G. Watts by James R. Watts, as her attorney-in-fact pursuant to a Power of Attorney of record in Book 7045, page 560, said Register's Office. ***

This is improved XX ( ) unimproved property, know as 1025 West Greenwood Avenue, Nashville, TN 37206
(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 convenant 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 their hands this 18th day of January, 19 88

BY: Wanda G. Watts
Wanda G. Watts
James R. Watts, Attorney-in-Fact

James Watts

BY: Winnifred A. Watts
Winnifred A. Watts
Leland D. Watts, Attorney-in-fact

Leland Watts

STATE OF TENNESSEE }
Davidson County

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

the bargainor s, with whom I am personally acquainted, * and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of January, 1988.

Commission expires 11-12-89

* or proved to me on the basis of satisfactory evidence.

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (their several oaths) acknowledged (his oath) (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

* or proved to be on the basis of satisfactory evidence.

Notary Public

*** This instrument is executed on behalf of Winnifred A. Watts by Leland D. Watts, as her attorney-in-fact pursuant to a Power of Attorney of record in Book 7045, page 561, said Register's Office.

This is to certify that James R. Watts and James Watts are one in the same person.

This is to certify that Leland D. Watts and Leland Watts are one in the same person.

WARRANTY DEED

FROM
James Watts and wife, Wanda G. Watts and Leland Watts and wife, Winnifred A. Watts

TO
Alvin D. Carter and wife, Queen E. Carter

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Watts and Leland D. Watts, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument on behalf of Wanda G. Watts and Winnifred A. Watts, respectively, as their Attorney-in-Fact as the free act and deed of the within named Wanda G. Watts and Winnifred A. Watts.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of January, 1988.

Notary Public

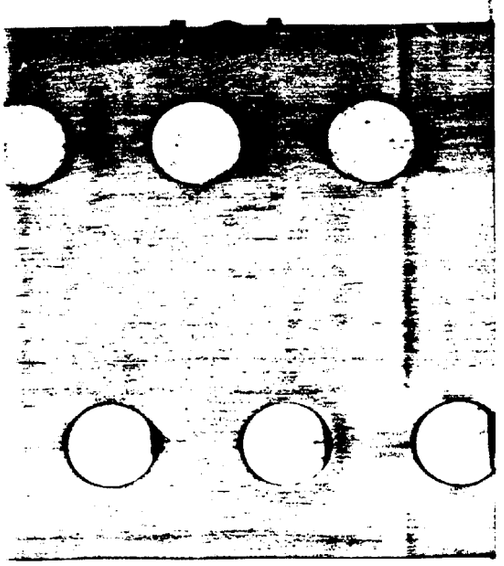
My Commission Expires 11-12-89

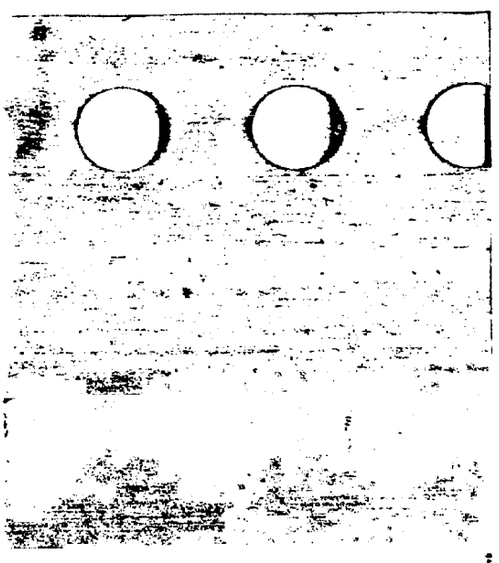
IDENTIFICATION REFERENCE

99375

JAN 22 8 53 AM '88

FILED & RECORDED
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

CAMT	49500.00
CON TX	138.60
PRFEE	0.50
MDEED	6.00
TOTAL	145.10
CHECK	145.10

01/22/98 01 08:57 0001 0338

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 9 3 7 5

IDENTIFT REFERENCE

JAN 22 8 53 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55273