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

BOOK 7786 PAGE 329

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Alice W. Jew (NAME) | Same (NAME) | 71-15 287 |
| 1138 Shelton Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 20W-12510 |
| Nashville, TN 37216 (CITY) (P. O. ZONE) (STATE) | (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,

Leland D. Watts and wife, Winnifred A. Watts,

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

Alice W. Jew, her

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

Being Lot No. 43 in Sharpe & Horn's Second Addition to Edgefield, now North East Nashville, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 50 feet on the West side of Joseph Avenue, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Leland D. Watts by deed from John W. Lewis and wife, Joyce M. Lewis, of record in Book 7221, page 631, 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 $ 28,000.00

Subscribed and sworn to before me, this the 31st day of March 1989

Affiant

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

Notary Public

This is improved (X) unimproved ( ) property, known as 1220 Joseph Avenue, Nashville, TN
(House Number) (Street) P.O. Address: (City or Town)

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

Alice W. Jew, her

..... *(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 ... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her

..... *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hands this 31st day of March 1989 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

LELAND D. WATTS

WINNIFRED A. WATTS
By Leland D. Watts, Attorney-in-Fact

*STATE OF TENNESSEE }*
*COUNTY OF DAVIDSON }*

*Personally appeared before me,* .....the undersigned..... *, a Notary Public in and for said County and State,* .....Leland D. Watts.....
.....
.....(or proved to me on the basis of satisfactory evidence) *the within named bargainor* ..... *, with whom I am personally acquainted, and who acknowledged that* ...he..... *executed the within instrument for the purpose therein contained.*

*Witness my hand and official seal at* .....Nashville..... *Tennessee, this* .....34..... *day of* .....March..... *, 19* 89 .....

*Commission expires* .....5/13/90.....

.....Susan S. Wise..... *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* .....

STATE OF TENNESSE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leland D. Watts, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), in behalf of Winnifred A. Watts and acknowledged that he executed the same as the free act and deed of said Winnifred A. Watts.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March, 1989.

Susan S. Wise
NOTARY PUBLIC

Commission Expires: 5/13/90

**WARRANTY DEED**

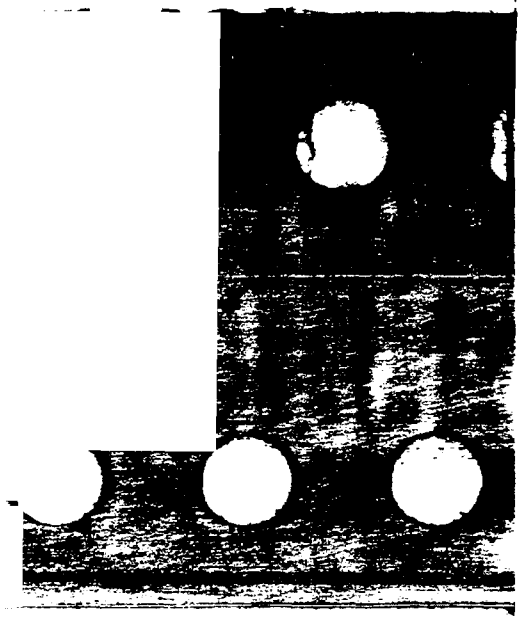
**FROM**
LELAND D. WATTS
**TO**
ALICE W. JEW

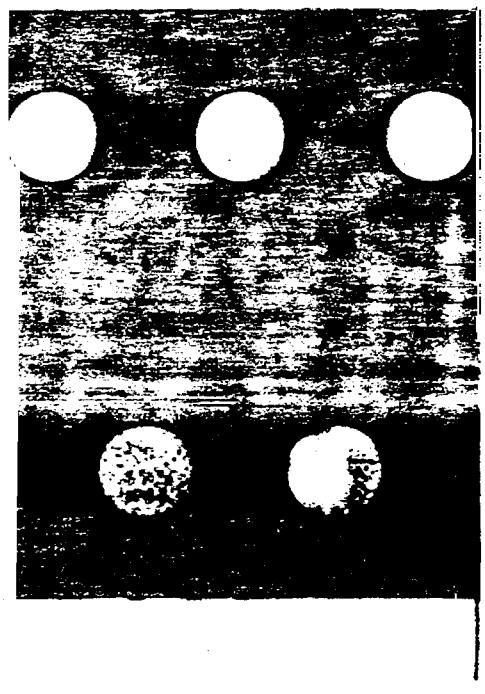
2632 03/06 0101 03CHECK 98.90

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

MAR 6 10 43 AM '89

13810





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7786 PAGE 331

| | | |
|---|---|---|
| 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 | 28000.00 |
| CON TX | 92.40 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 98.90 |
| CHECK | 98.90 |

03/06/89 01 10:45 0001 2632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13810

IDENTIFICATION REFERENCE

MAR 6 10 43 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 187204