mail:

This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

BOOK 7803 PAGE 877

Address of New Owner(s):
James Watts
601 Fatherland Street
Nashville, TN 37206

Send Tax Bills To:
Same

Map-Parcel No.:
71-16-217

0248 03/29 0101 03CHECK 57.98

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, L. C. TANLEY and R. C. TANLEY ("Grantors") have this day bargained and sold, and do hereby transfer and convey to JAMES WATTS ("Grantee") his heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot Numbers 163 and 164, on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lot Numbers 163 and 164 front together 60 feet on the easterly side of North Sixth Street and runs back between parallel lines, with the Northerly margin of Richardson Avenue, 165 feet to an alley.

Being the same property conveyed to L. C. Tanley and R. C. Tanley by deed from Richard J. Oliver and wife, Barbara Oliver, of record in Book 7244, page 719, Register's Office for Davidson County, Tennessee.

This conveyance is subejct to a deed of trust of record in Book 7328, page 761, Register's Office for Davidson County, Tennessee, which secures a loan by City Finance the outstanding principal balance being $9,917.46. Grantee herein assumes said debt as part of the consideration for this transfer.

THIS is improved property known as 1201 North 6th Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs, successors and assigns, forever.

AND Grantors covenant that they 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 herein set out. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 17th day of March, 1989.

L. C. Tanley

R. C. Tanley

20249

MAR 29 2 11 PM '89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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On this 17th day of March, 1989, before me personally appeared L. C. TANLEY and R. C. TANLEY, to me known, or proved to me on the basis of satisfactory evidence, to be the person(s) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission expires:
11-10-91

Richard M. Davenport
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

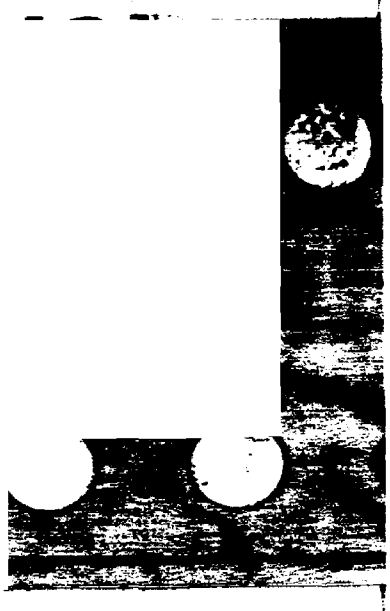
The actual consideration or value, whichever is greater, for this transfer is $15,600.00.

R. C. Tanley
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 17th DAY OF March, 1989.

Richard M. Davenport
NOTARY PUBLIC

My Commission Expires: 11-10-91



OFFICIAL RECEIPT

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

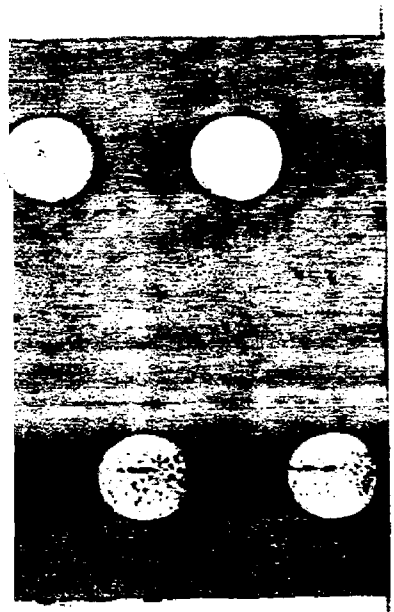
RECEIVED OF _____

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	15600.00
CON TX	51.48
PRFEE	0.50
MISC	6.00
TOTAL	57.98
CHECK	57.98

03/29/89 01 14:12 0001 0248

20269

IDENTIFICATION

MAR 29 2 11 PM '89

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

No. 194723