FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 1989

Notary Public

MY COMMISSION EXPIRES: 7-27-93

(AFFIX SEAL)

BOOK 7864 PAGE 438

Mail THIS INSTRUMENT WAS PREPARED BY
Joseph L. Lackey, Jr., 12th Fl., 1st American Center, Nashville, TN 37238

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Leland D. Watts	Same	Map 81-7
(NAME)	(NAME)	
6744 Quiet Lane		Parcel 508
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (P.O. ZIP)	(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, Marion Clark, pursuant to the authority of Court in the case of Marion Clark vs. James Clark, et al, in the Chancery Court for Davidson County, Tennessee, bearing Docket No. 87-2291-I HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leland D. Watts

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:

Land in Davidson County, Tennessee, being Lot No. 12 in Williams and Valentino's Subdivision of Lots Nos. 3 and 4 (being part of Lt. 3) of the Woodard Property, a plan of which Subdivision is of record in Plan Book 2, page 33, Chancery Court at Nashville.

Said Lot No. 12 fronts 50 feet on the easterly side of 11th Avenue North, formerly Woodard Avenue and runs back between parallel lines, 150 feet to an alley.

Premises were conveyed to Lester Hickman and wife, Hester Hickman and Maggie Hickman by deed from C. L. Jones and wife, Carrie Vivian Jones of record in Book 4176, page 549. Also, being the same property that was the subject of a partition suit as a result of the death of Lester Hickman, Hester Hickman and Maggie Hickman in the Chancery Court for Davidson County, Tennessee styled Marion Clark vs. James Clark, et al, bearing Docket No. 87-2291-I, wherein the said Marion Clark was authorized to transfer this property as a result of an approved Court sale.

40969

IDENTIFICATION REFERENCE

JUN 14 11 51 AM '89

This is unimproved ( ) improved (X) property, known as 1826 11th Avenue North, Nashville, Tennessee 37208
(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 5th day of June, 89

Virginia A. Burse (Notary Public Seff. Co., Ky.) Marion Clark

Marion Clark

STATE OF ~~TENNESSEE~~ Kentucky
~~Davidson County~~ Jefferson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marion Clark

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 Louisville, ~~Tennessee~~, this 5th day of June, 1989.

Commission Expires April 11, 1990

Virginia A. Duncan Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Marion Clark

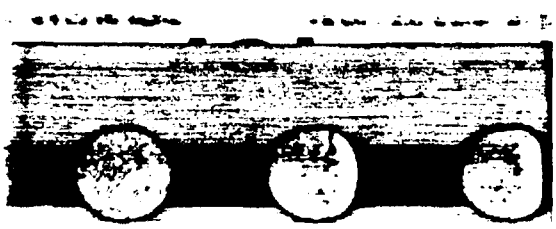
TO

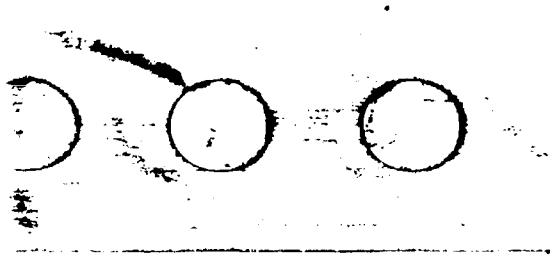
Ieland D. Watts

4825 09/14 0101 03CHECK 49.73

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101





OFFICIAL RECEIPT

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

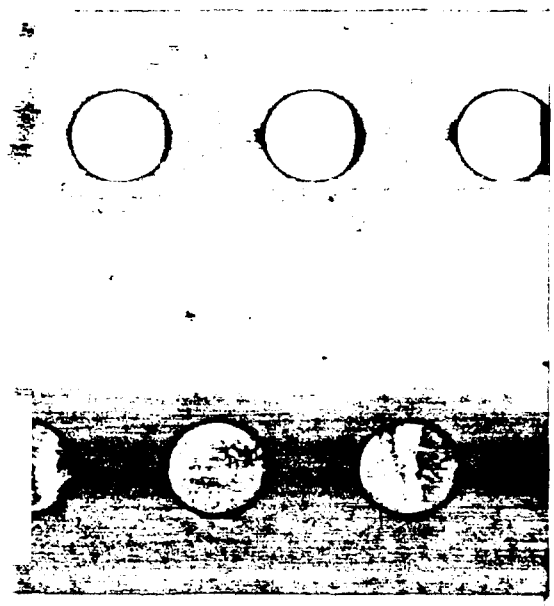
RECEIVED OF _____

FOR _____

BOOK 7864 PAGE 440

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	13100.00
CON TX	43.23
PRFEE	0.50
WDEED	6.00
TOTAL	49.73
CHECK	49.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/14/89 01 11:53 0001 4825

40969

IDENTIFICATION

JUN 14 11 51 AM '89

No. 219155