File 23

File No: 8409-3

Address New Owner:	Send Tax Bills To:	Map/Parcel
Leland D. Watts 6744 Quiet Ln Brentwood, TN 37027	Same	Map 94-5 Par 65

WARRANTY DEED

FOR AND IN CONSIDERATION 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, CHESTER ARMES AND WIFE, MARY ELIZABETH ARMES, CO-GUARDIANS OF JESSICA D. ARMES, A MINOR, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said LELAND D. WATTS, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, tract or parcel of land, being Lot No. 97 on a revision of a part of Section One, Revised, on the Map of Shelby Heights Subdivision, as of record in Book 2854, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 97 fronts 68.0 feet on the northwest margin of South 13th Court and extends back 107.5 feet on the northeast line and 107.0 feet on the southeast line to an alley in the rear, measuring 35.4 feet thereon.

Being the same property conveyed to Jessica D. Armes by deed from Sandra Jones, Trustee, of record in Book 5816, page 101, Register's Office of Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 2854, Page 69, said Register's Office, restrictions of record in Book 2810, page 475, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 922 South 13th Court, Nashville, Tennessee.

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

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 our hands on this 29TH day of July, 1989.

Chester Armes Guardian For Jessica D. Armes
Mary Elizabeth Armes Guardian for Jessica D. Armes

CHESTER ARMES
Guardian for Jessica D. Armes

MARY ELIZABETH ARMES
Guardian for Jessica D. Armes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $83,500

AFFIANT

Sworn to and subscribed before me this 29TH day of July, 1989.

NOTARY PUBLIC

My commission expires: 3-2-1992.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Chester Armes and wife, Mary Elizabeth Armes, Guardians for Jessica D. Armes, the bargainors, 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29TH day of July, 1989.

NOTARY PUBLIC

My commission expires: 3-2-1992

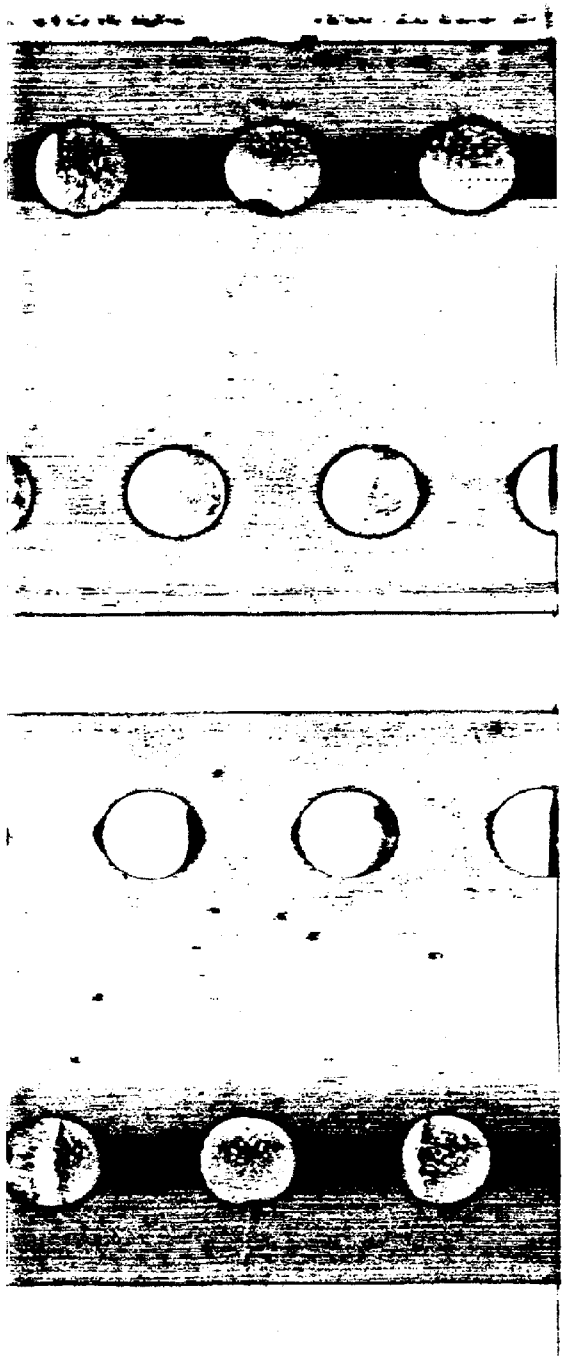
Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

0903 08/01 0101 03CHECK 84.55

537.00

AUG 1 8 29 AM '89

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7902 PAGE 505

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	23500.00
CON TX	77.55
PRFEE	1.00
WDEED	6.00
TOTAL	84.55
CHECK	84.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 32 0001 0903

5.37.00

IDENTIFICATION

AUG 1 8 29 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

No. 234251