Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

BOOK 7980 PAGE 79

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
Leland D. Watts, et al 601 Fatherland Nashville, Tn. 37206	Same as New Owner	Map 82-11 Parcel 32 20W 00290

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LANNIE Y. McGEHEE and wife, JEANNE B. McGEHEE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto LELAND D. WATTS and JAMES R. WATTS, each owning a one-half (1/2) undivided interest, hereinafter referred to as the "GRANTEES", their heirs, representatives and assigns, that certain tract or parcel of land located in DAVIDSON County, Tennessee, and described as follows, to-wit:

TRACT 1:
BEING the westerly 45 feet of Lot No. 59 on the Map of Bryan's Addition to Edgefield, now East Nashville, as of record in Book 21, page 63, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 59 fronts 45 feet on the south side of Truetland Street, or avenue, and runs back between parallel lines 165 feet to any alley.

BEING a part of the same property conveyed to Lannie Y. McGehee and wife, Jeanne B. McGehee, by deed from Gloria N. Perry, a widow, of record in Book 5018, page 696, Register's Office for Davidson County, Tennessee.

The above described property has a mailing address of 216 Truetland Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs, representatives and assigns, forever.

And, we, the GRANTORS, 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 warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1989, State and County, which have been prorated and will be paid in full by the GRANTOR, when due.

2. Subject to those matters as they may appear on the Plan of record in Book 21, page 63, said Register's Office.

And GRANTORS further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 8th day of NOVEMBER, 1989.

LANNIE Y. McGEHEE

JEANNE B. McGEHEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANNIE Y. McGEHEE and wife, JEANNE B. McGEHEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 8th day of NOVEMBER, 1989.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/31/89

2726 11/09 0101 03CHECK 40.00

* * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Affiant

Sworn to and subscribed before me, this the 8th day of NOVEMBER, 1989.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

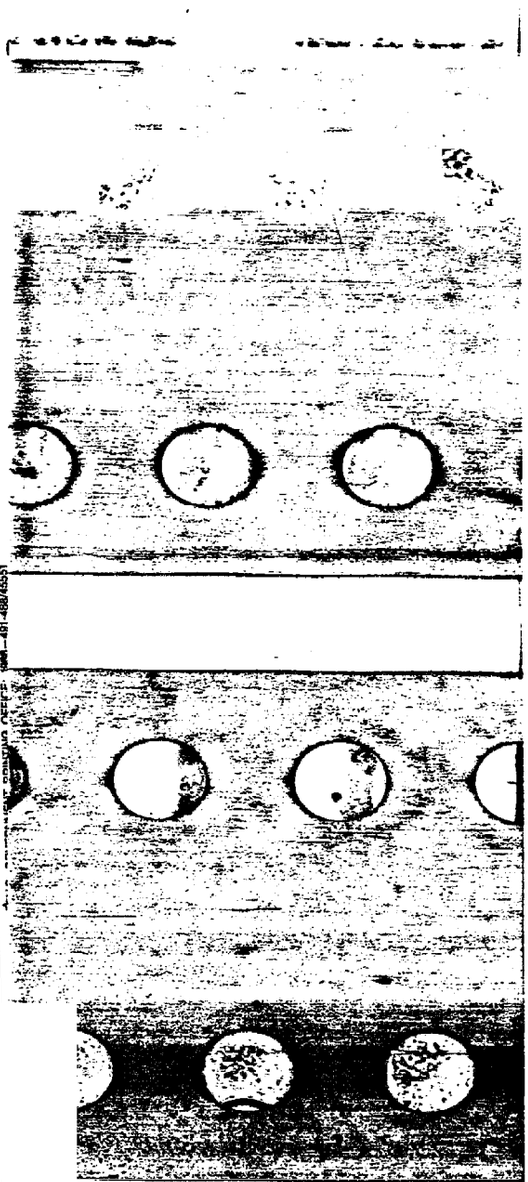
My Commission Expires: 12/31/89

80618

IDENTIF. REFERENCE

Nov 9 9 51 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 10000.00
CON TX 33.00
PRFEE 1.00
WDEED 6.00
TOTAL 40.00
CHECK 40.00

11/09/89 01 09:51 0001 2726

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80618

IDENTIF. TREFERENCE

NOV 9 9 51 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 265586