mail

This Instrument Prepared By:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Rd., Suite 200
Hermitage, TN 37076
PH: (615) 883-4998

BOOK 8057 PAGE 634

ADDRESS NEW OWNER:
LELAND D. WATTS
1008 Spain Avenue
Nashville, TN 37206

SEND TAX BILLS:
LELAND D. WATTS
6744 Quiet Lane
Brentwood, TN 37027

MORTGAGEE:
NONE

MAP AND PARCEL:
72-09-176

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lloyd Randy Collins, who is one and the same person as Lloyd R. Collins, and wife, Elise Collins (who joins in this conveyance for the express purpose of conveying any marital interest that she might otherwise have in said real property), the said Lloyd Randy Collins, acting by and through his duly authorized Court appointed Conservator, David R. Kennedy, and the said Elise Collins, acting by and through her duly authorized Court appointed Conservator, Richard Manson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Leland D. Watts, hereinafter called the Grantee, his heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 41 on the Plan of Bush Spain's Subdivision of part of Zack Stull Lands, as of record in Book 161, page 129, Register's Office for said County.
>
> Said part of Lot No. 41 fronts 50 feet on the southerly side of Spain Avenue and extends back between parallel lines, 165 feet to a dead line in the rear.
>
> Being the same property conveyed to Lloyd Randy Collins by Quitclaim Deed dated August 25, 1970, from C. Allen High, Trustee, of record in Book 4441, Page 131, Register's Office for Davidson County, Tennessee.

This is improved property known as 1008 Spain Avenue, Nashville, Tennessee, 37206.

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal, and is further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 161, Page 129, said Register's Office. Real property taxes for 1989 have been settled between the parties and will be paid by Grantors.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leland D. Watts, his heirs and assigns, forever; and we, the Grantors, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 2nd day of March, 1990.

Lloyd Randy Collins by David R. Kennedy

LLOYD RANDY COLLINS
by: David R. Kennedy,
Conservator

Elise Collins by

ELISE COLLINS
by: Richard Manson,
Conservator

9409 03/05 0101 03CHECK 63.10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lloyd Randy Collins and wife, Elise Collins, by and through their duly authorized legal representatives and Court appointed Conservators, David R. Kennedy and Richard Manson, respectively, acting in said capacities and with full power, right and authority to act on behalf of Lloyd Randy Collins and wife, Elise Collins, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of March, 1990.

Julie A. Crabb
NOTARY PUBLIC

My Commission Expires: 3-11-91

MAR 5 12 09 PM '90
DAVIDSON COUNTY TN.
IDENTIF. TREFERENCE
08202

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

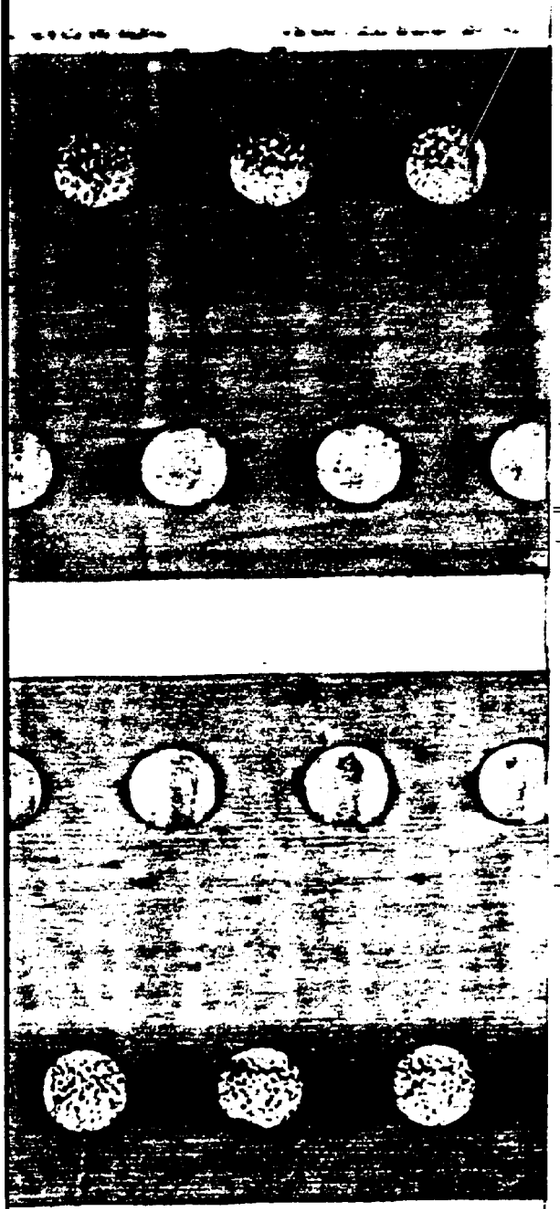
The actual value or consideration, whichever is greater, for this transfer is $17,000.00.

Leland D Watts
AFFIANT

Subscribed and sworn to before me this 2nd day of March, 1990.

Julie A. Crabb
NOTARY PUBLIC

My Commission Expires: 3-11-91



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 17000.00
CON TX 56.10
PRFEE 1.00
WDEED 6.00
TOTAL 63.10
CHECK 63.10

03/05/90 01 12:07 0001 9409

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08202

IDENTIF. TREFERENCE

MAR 5 12 09 PM '90

DAVIDSON COUNTY TN.

No. 297916