STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 19 90

Notary Public

MY COMMISSION EXPIRES: November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Leland D. Watts (NAME)	LELAND D. WATTS (NAME)	81-11-496 & 497
1714-1716 Arthur Avenue (ADDRESS)	6744 ~~QUIET~~ LANE (ADDRESS)	
Nashville, TN (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, Northside Associates LTD

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:

TRACT I:

Being the southerly 16-2/3 feet of Lot No. 303 and the northerly 16-2/3 feet of Lot No. 304 in McGavock-Wetmore et al, First Addition to Nashville, called Town of McGavock, a plan of which is of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said part of said lots front togethere 33-1/3 feet on the northeasterly side of Arthur Avenue and run back between parallel lines 150 feet to an alley.

TRACT II:

Being the southerly 33-1/3 feet of Lot No. 304 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for said County.

Said part of Lot No. 304 fronts 33-1/3 feet on the northeasterly side of Arthur Avenue, formerly Wetmore Avenue, and runs back between lines 150 feet to an alley.

Being the same property conveyed to Northside Associates LTD by deed from Metropolitan Development and Housing Agency of record in Book 7403, page 615, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1714-1716 Arthur Avenue, Nashville, TN
(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 25th day of May, 19 90

Northside Associates LTD
By:

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this_____day of_____ 19_____ .

Commission expires_____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared L.H. HARRIS JR. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Northside Associates LTD the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said L.H. HARRIS JR. as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 25th day of May 19 90 .

My commission expires November 10, 1991

Notary Public

30987.

IDENTIF. TREFERENCE

JUN 5 9 10 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

7006 06/05 0101 03CHECK 56.50

WARRANTY DEED

FROM

Northside Associates LTD

TO

Leland D. Watts

RETURN TO:

LAW OFFICE OF RICHARD MANSON
1314 Fifth Ave. North, Suite 300
Nashville, Tennessee 37208-2726

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

RECEIVED OF _____

FOR _____

BOOK 8123 PAGE 166

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	15000.00
CON TX	49.50
PRFEE	1.00
WDEED	6.00
TOTAL	56.50
CHECK	56.50

06/05/90 01 09:09 0001 7006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30987.

IDENTIF. TREFERENCE

JUN 5 9 10 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324699