BOOK 8290 PAGE 326

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 19 91

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Leland D. Watts (NAME)	Same (NAME)	Map 82-4
6744 Quiet Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 40
Brentwood, Tennessee 37027 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	20W-30138

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. William J. Parker and wife, Sandra Parker, Harold M. Garner and wife, Jewell Garner

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:

BEING Lot No. 205, and the northerly 13 feet of Lot No. 206 on the Plan of Oakwook Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee. This is the same description as in the previous deed of record.

SAID Lot No. 205 and part of Lot No. 206 front together 44 feet on the westerly side of North 7th Street and run back between parallel lines 165 feet to an alley.

BEING the same property conveyed to William J. Parker and wife, Sandra Parker and Harold M. Garner and wife, Jewell Garner by deed from C. W. Freeman and wife, Mildred Freeman of record in Book 6966, page 763, Register's Office for Davidson County, Tennessee.

5599 02/11 0101 03CHECK 20.20

This conveyance subject to Codes Letter of record in Book 8085, page 82; Notice of Vacated Property of record in Book 8126, page 762, Register's Office for Davidson County, Tennessee.

Taxes for 1991 have been pro-rated and assumed by Grantee(s).

unimproved ( )
This is improved (X) property, known as 1122 North 7th Street Nashville, TN 37207
(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 Whereever 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 hand s this 24th day of January, 1991

1/24/91 William J. Parker
William J. Parker

Sandra Parker
Sandra Parker

Harold M. Garner
Harold M. Garner

Jewell Garner
Jewell Garner

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, William J. Parker, Sandra Parker, Harold M. Garner and Jewell Garner
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 24th day of January 19 91.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that __ he__ is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
William J. Parker and wife, Sandra Parker
Harold M. Garner and wife, Jewell Garner

TO
Leland D. Watts

This form compliments of:

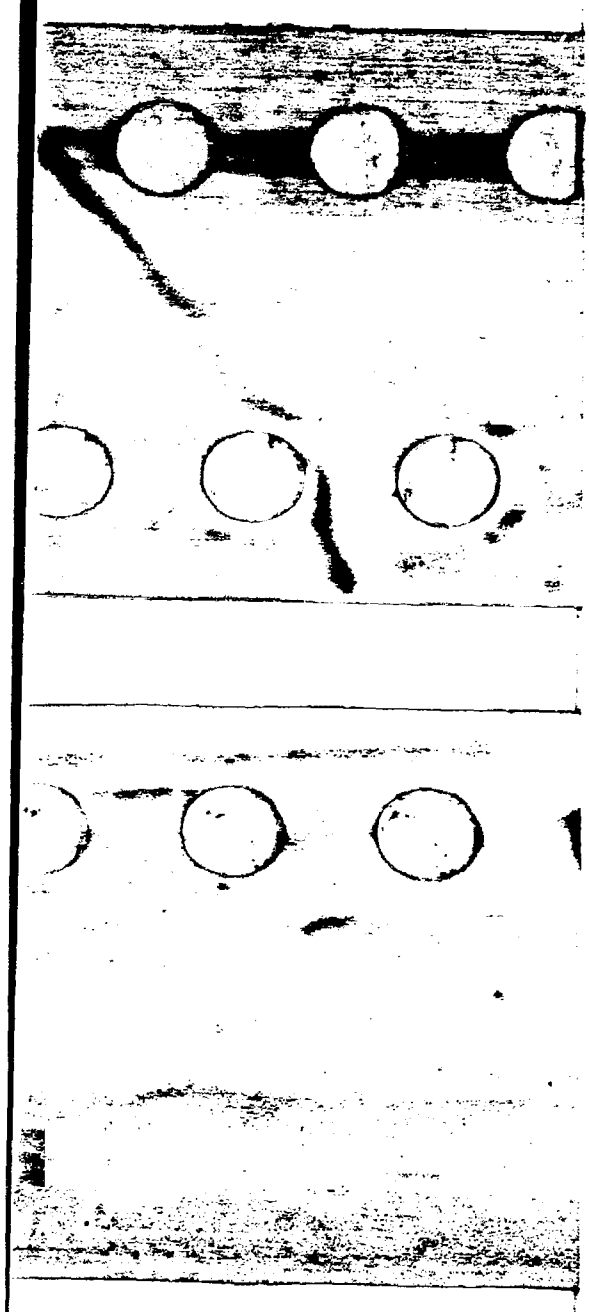
title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

91802

IDENTIF. REFERENCE

FEB 11 10 34 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.



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 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	4000.00
CON TX	13.20
PRFEE	1.00
WDEED	6.00
TOTAL	20.20
CHECK	20.20

02/11/91 01 10:33 0001 5599

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91802

IDENTIF. TREFERENCE

FEB 11 10 34 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 395918