WARRANTY DEED

BOOK 8420 PAGE 639

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,500.00

(Affiant)
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF August, 1991.

Notary Public
MY COMMISSION EXPIRES: 10-4-92
(affix seal)

THIS INSTRUMENT WAS PREPARED BY
Ronald K. Nevin, Attorney at Law, 2108 Parkway Towers, Nash TN 37219

NAME/ADDRESS PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL NO.
James R. Watts, et ux		
8188 Whites Creek Pike	SAME	4-87
Joelton, Tennessee 37080		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, Andrea L. Leach, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Watts and wife, Gaye 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:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Robert Waller Property as of record in Book 4660, page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 119.5 feet on the northeasterly side of Whites Creek Pike and extends back 369.63 feet on the southeasterly line and 369.62 feet on the northwesterly line, to a dead line on which it measures 119.5 feet.

BEING the same property conveyed to Elbert Howard Leach and wife Andrea L. Leach by deed from Robert W. Waller, unmarried, of record in Book 4843, page 18, said Register's Office. By Decree of record in Book 8082, page 196, said Register's Office, sale of subject property to Gordon F. McCammon, for payment of delinquent taxes was confirmed. Said property has since been redeemed by Elbert Howard Leach as evidenced by Decree of record in Book 8408, page 479, said Register's Office. The said Elbert Howard Leach having since died.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

unimproved ( )
This is improved (x) property, known as 8188 Whites Creek Pike
Joelton, Tennessee 37080

TO HAVE AND TO HOLD the the said tract or parcel of land, with the appurtenances, estate, title and interest there to 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 14th day of August, 1991

Andrea L. Leach by Ronald K. Nevin Atty in fact
ANDREA L. LEACH, BY RONALD K. NEVIN, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, RONALD K. NEVIN, ATTORNEY-IN-FACT

the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 14th day of August, 1991.

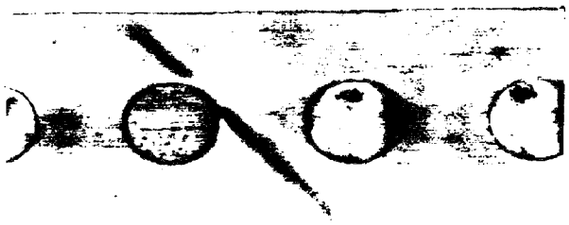
Carrie Dawn Menchaca
Notary Public

My commission expires 10-9-91

39141

AUG 14 12 30 PM '91

167.95



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

CONT 43500.00
CON TX 160.95
PRFEE 1.00
WDEED 6.00
TOTAL 167.95
CHECK 167.95

08/04/91 01 12:32 0001 3634

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



3614

REGISTER'S OFFICE

Aug 14 12 30 PM '91

No. 450180