WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Leland D. Watts	Same	Map 92-6
6744 Quiet Lane		Parcel 431
Brentwood, Tennessee		Field Book
37027		11W 31865

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,700.00.

Affiant

Subscribed and sworn to before me this 30th day of October, 1991.

Notary Public

My Commission Expires:
March 26, 1994

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kenneth M. McKay and Gloria L. McKay Maryland, referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto Leland D. Watts, hereinafter referred to as Grantee, his heirs, successors 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 the North 29 feet of Lot No. 15 and the South 9 feet of Lot No. 14 on the Map of Lenacourt, as of record in Book 1835, page 8, Register's Office for said County.

Said parts of said Lots Nos. 15 and 14 adjoin and front together 36 feet on the west side of Lena Street and run back between parallel lines 126 feet to an alley.

Being the same property conveyed to Will Witherspoon, Jr. and wife, Annie Elizabeth Witherspoon, by deed from Mallernee Realty Company, incorporated, of record in Book 2037, page 309, Register's Office of Davidson County, Tennessee. By Divorce Decree of the Second Circuit Court of Davison County, Tennessee, the interest of Will Witherspoon, Jr. was vested in Annie Elizabeth Witherspoon; the said Annie Elizabeth Witherspoon having since died intestate, vesting title in Heirs-at-Law.

This is improved property on 809 Lena Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of October, 1991.

Kenneth M. McKay, Heir-at-Law to
Annie Elizabeth Witherspoon

Gloria L. McKay Maryland, Heir-at-
Law to Annie Elizabeth Witherspoon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of October, 1991, before me personally appeared Kenneth M. McKay and Gloria L. McKay Maryland to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of October, 1991.

Notary Public

My Commission Expires:
March 26, 1994

5.8.3 1.5

IDENTIFICATION

Oct 31 8 51 AM '91

PAID

475 10/71 0101 03CHECK 24.39

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8475 PAGE 152

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	4700.00
CON TX	17.39
PRFEE	1.00
WDEED	6.00
TOTAL	24.39
CHECK	24.39

10/31/91 01 08:52 0001 7476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.8.3 I.5.

IDENTIFICATION

Oct 31 8 51 AM '91

No. 472163