This Instrument Prepared By
W. Kent Coleman From Information
Provided By The Parties
Attorney At Law
14 Public Square North
Murfreesboro, TN 37130

5TH 12/30 0101 012ASH 18.47

Name & Address of New Owner:	Send Tax Statements To:	Tax Map & Parcel No.
Leland D Watts		
6744 Court Ln	Same	82-4-131
Brentwood, TN 37027		

Mail

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of THREE THOUSAND ONE HUNDRED AND NO/100 DOLLARS ($3,100.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **FIRST CITY BANK**, has this day bargained and sold and does hereby transfer and convey unto **LELAND D. WATTS**, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being the southerly 33 1/3 ft. of Lot No. 143, on the plan of Sharp & Crutcher's Addition to east Nashville as of record in Book 57, Page 82, Register's Office of Davidson County, Tennessee. Said part of Lot #143 fronts 33 1/3 ft. on the easterly side of North Sixth Street and runs back between parallel lines 165 ft. to an alley.
>
> Being the same property conveyed to First City Bank by deed of record in Book 8427, Page 916, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Leland D. Watts, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of 1991 property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands, this the 30TH day of DECEMBER, 1991.

7:3006

IDENTIFICATION REFERENCE

DEC 30 1 56 PM '91

FELIX Z. WHITE, REGISTER

FIRST CITY BANK

BY: Jeffrey E. McKee
TITLE: ASSISTANT VICE-PRESIDENT

BOOK 8517 PAGE 853

STATE OF TENNESSEE }
COUNTY OF RUTHERFORD }

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Jeffrey E. McKee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be A.V. President of First City Bank, the within named bargainor, a corporation, and that he as such A.V. President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as A.V. President.

Witness my hand, at office in Murfreesboro, Tennessee, this 30th day of December, 1991.

Notary Public

My Commission Expires:

3-8-92

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public

My Commission Expires:

3-8-92

LEGAL\WATTS.WD

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

RECEIVED OF _____

FOR _____

BOOK 8517 PAGE 854

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 3100.00
CON TX 11.47
PRFEE 1.00
WDEED 6.00
TOTAL 18.47
CASH 18.47
12/30/91 01 13:56 0001 6720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3006.

IDENTIFICATION REFERENCE

DEC 30 1 56 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 489179