56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

THIS INDENTURE, made and entered into as of the **7th** day of **June, 1993** by and between

Ewart G. Watts and Louise W. Watts, Husband and Wife ,

hereinafter referred to as Grantor, and

Richard D. Metters and Kathryn H. King-Metters, Husband and Wife ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit 7-B on the Plan of Wellesley Trace, Section I, of record in Book 4955, page 24, said Register's Office together with the appurtenant interest in the common and limited common areas as shown on said plan and as set out in the Master Deed and By-Laws of Wellesley Trace Home Owners Association, Inc. of record in Book 5054, page 633 and 649, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ewart G. Watts and Louise W. Watts, his Wife, by Deed in Book 6857, at Page 687, Regiter's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

_____

Ewart G. Watts

_____

Louise W. Watts

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Ewart G. Watts and Louise W. Watts, Husband and Wife**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **7th** day of **June, 1993**.

Notary Public

Commission Expiration: 11-27-93

27994

IDENTIFICATION REFERENCE

JUN 8 11 20 AM '93

DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

4981 06/08 0101 03CHECK 453.00

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$120,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

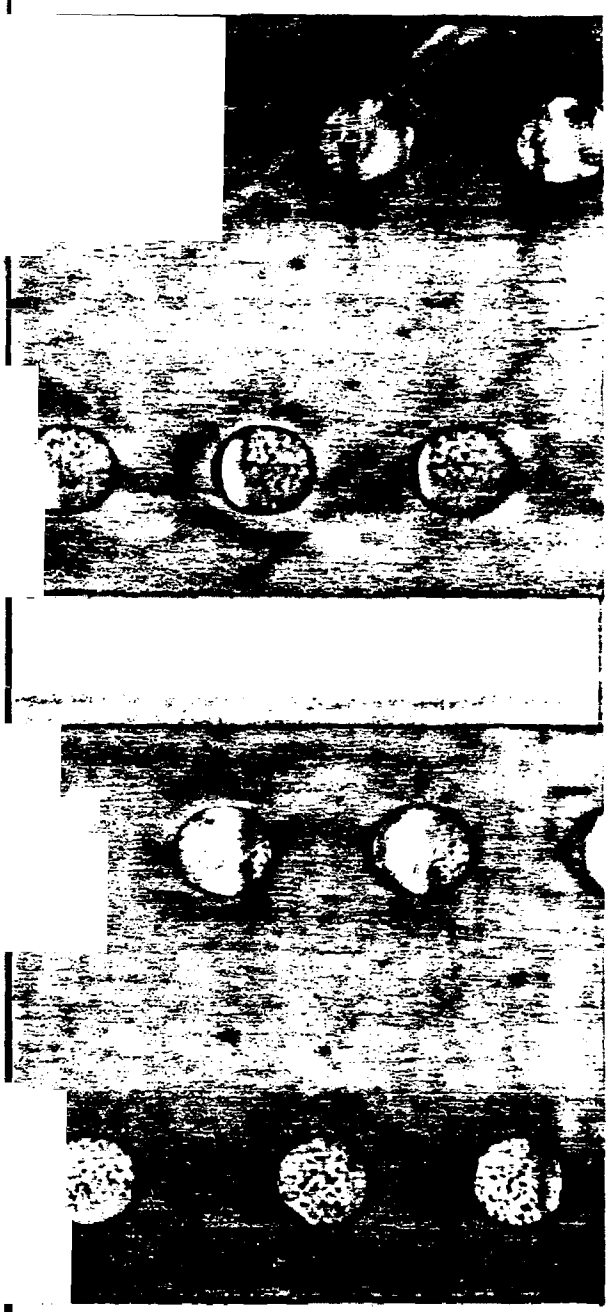
Affiant

Subscribed and sworn to before me this **7th** day of **June, 1993**.

Notary Public

Commission Expiration: 11-27-93

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Atlantic Coast Mortgage Co. 12700 Fair Lakes Crcl.Ste.400 Fairfax, VA 22033	2914 22nd Ave. South Nashville, TN 37215 MAP PARCEL NUMBER 117-2-A-2CO



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8975 PAGE 3

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	
				120000.00
			CON TX	444.00
			PRFEE	1.00
			TDEED	8.00
			TOTAL	453.00
			CHECK	453.00
06/08/93	01		11:28 0001	4981

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 7 9 9 4

IDENTIFICATION REFERENCE

JUN 8 11 28 AM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 660296