This instrument prepared by Thomas E. Watts, Jr.
201 Fourth Avenue North, Nashville, TN 37219

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL NOS:
Donald Latture et ux	same	130-2
49 Ashington Lane		74
Brentwood, TN 37027		

Mail

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $150,000.

Thomas E. Watts, Jr.
Affiant

Subscribed and sworn to before me this 31st day of ~~November~~ December, 1993.

Notary Public

My commission expires: 11/25/95

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WARRANTY DEED

FOR and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

We, Thomas E. Watts, Thomas E. Watts, Jr. and William H. Watts ("Grantors"), have this day bargained and sold and do hereby transfer and convey unto Donald Latture and wife Betty Latture ("Grantees"), as tenants by the entireties, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Said property is described as being Lot No. 161 in Bransford Realty Company's Belle Meade Golf Links Subdivision, the Plan of which is of record in Book 421, Pages 94 and 95 in the Register's Office for Davidson County, Tennessee. Said Lot No. 161 is more accurately described as follows:
>
> Beginning at a point on the eastern margin of Pembroke Avenue, being the northwest corner of Lot No. 90 in said Plan; running thence northerly along said margin of Pembroke Avenue, 119.8 feet to a point; thence in a curved line along the southern margin of Windsor Drive, 170 feet more or less, to a point being the common corner of Lots Nos. 159 and 161, in Plan; thence in a southerly direction and in a straight line 72 feet to a point, the

northeast corner of Lot No. 90 in said Plan; thence in a straight line westerly 190 feet, more or less to the point of beginning.

Being the same property conveyed to Laura L. Harris, by Will L. Harris and George Bullard by Warranty Deed of record in Book 996, Page 159, R.O.D.C.T., the said Laura L. Harris having subsequently died a widow and intestate on March 2, 1958, leaving three children, namely Will L. Harris, Mildred H. Ward-Smith and Frances H. Watts; and the said Will L. Harris and Mildred H. Ward-Smith having thereafter conveyed all of their right, title and interest in the said real estate to Frances H. Watts by Quit-Claim Deed dated March 12, 1958, and of record in Book 2742, Page 261, R.O.D.C.T., all as recited in the Affidavit of Heirship, of record in Book 9089, Page 752, R.O.D.C.T. Subsequently, Frances H. Watts died March 15, 1990, and her Will was probated by the Probate Court for Davidson County, Tennessee, under Docket No. 95131, and is of record in the office of the Clerk of said Court in Will Book 170 at Page 257. Under the terms of said Will, the said Frances H. Watts devised said real estate to her sons Thomas E. Watts, Jr. and William H. Watts as tenants-in-common, subject however to the life estate interest of her husband Thomas E. Watts. Thereafter, Jane Anderson Harris, surviving spouse of Will L. Harris, conveyed all her right, title and interest in said real estate to Thomas E. Watts, Thomas E. Watts, Jr. and William H. Watts, by Quit-Claim Deed, of record in Book 9089, Page 748, R.O.D.C.T.; and Kenneth Ward-Smith, spouse of Mildred H. Ward-Smith, conveyed all his right, title and interest in said real estate to same parties by Quit-Claim Deed of record in Book 9089, Page 750 R.O.D.C.T.

This is improved property known as 118 Pembroke Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the improvements, appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever.

Grantors do covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes and as otherwise indicated herein.

Grantors do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 31 day of December, 1993.

William H. Watts
by Thomas E. Watts, Atty. in fact
WILLIAM H. WATTS

Thomas E. Watts
by Thomas E. Watts, Atty. in fact
THOMAS E. WATTS

Thomas E. Watts
THOMAS E. WATTS, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Melanie Bishop, a Notary Public in and for said County and State, the within named Thomas E. Watts, Jr., one of the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 31st day of December, 1993.

Melanie Bishop
Notary Public

My commission expires: 11/25/95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 31st day of December, 1993, before me personally appeared Thomas E. Watts, Jr., known to me to be the person who executed the foregoing instrument in behalf of Thomas E. Watts, and of William H. Watts, and acknowledged that the said Thomas E. Watts and William H. Watts executed the same as the free act and deed of the said Thomas E. Watts and William H. Watts.

Witness my hand and official seal at Nashville, Tennessee, this, the 31st day of December, 1993.

Melanie Bishop
Notary Public

My commission expires: 11/25/95

94 JAN -3 AM 10:36
FELIX A. MAN, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION & REFERENCE
02952

MAIL ENV.

$68.00 XCHECK 0101 03/03 01/03 8894

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9206 PAGE 622

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	
				150000.00
			CON TX	555.00
			PRFEE	1.00
			MDEED	12.00
			TOTAL	568.00
			CHECK	568.00
01/03/94	01		10:36 0001	4688

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202952
IDENTIFICATION REFERENCE

94 JAN -3 AM 10:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 740725