BOOK 9250 PAGE 223

Map 133 Parcel 58.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
First Union Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To:

New Owners

New Owner:

James W. Watts & Hazel Johnson M. Watts
3900 Valley Ridge Drive
Nashville, TN 37211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, JESSE F. ALLISON, Grantor, have bargained and sold and by these presents do transfer and convey unto JAMES W. WATTS and wife, HAZEL JOHNSON M. WATTS, Grantees, their heirs and assigns, the property described as follows:

A certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Valley View Meadows, Section 1, of record in Book 3500, page 69, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northeasterly margin of Valley Ridge Drive, the common corner of Lots Nos. 12 and 13; thence on a line between said lots 96.44 feet in a northeasterly direction to a point, the common corner of Lots 12, 13 and 14; thence on a line between Lots. Nos. 13 and 14, 121.95 feet to a point on the southeasterly margin of Elysian Fields Road; thence along said margin 70.0 feet to a point, the beginning of a curve; thence around said curve 39.27 feet in a southerly direction to a point; thence along the northeasterly margin of Valley Ridge Drive 106.16 feet to the point of beginning.

Being the same property conveyed to Jesse F. Allison and wife, Carol Elizabeth W. Allison by deed from Randall Phillips Builders, Inc. of record in Book 3829, page 522, Register's Office of Davidson County, Tennessee. Carol Elizabeth W. Allison is deceased and title is vested in Jesse F. Allison as surviving tenant by the entirety.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees that I am lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except of record in the Register's Office for Davidson County, Tennessee as follows: (1) Subject to restrictions of record in Book 3673, page 439; (2) Subject to all matters on the plan of record in Plat Book 3500, page 69; (3) 1994 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantees when due and payable.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

MARY ELAINE ALLISON, spouse of JESSE F. ALLISON, hereby quitclaims and conveys all of her right, title and interest in said property to Grantees, whether by virtue of her marriage to JESSE F. ALLISON or otherwise.

WITNESS our hands on this the 14 day of February, 1994.

Jesse F. Allison
JESSE F. ALLISON

Mary Elaine Allison
MARY ELAINE ALLISON

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, JESSE F. ALLISON and wife, MARY ELAINE ALLISON, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of February, 1994.

Marie A. Sweeney
NOTARY PUBLIC

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-2-94

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Seventy Thousand and No/100 Dollars ($70,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X Jamey Watts
AFFIANT

Sworn to and subscribed before me this 14 day of February, 1994.

Marie A. Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

mes/c:data/watts.wd-File #A-9299

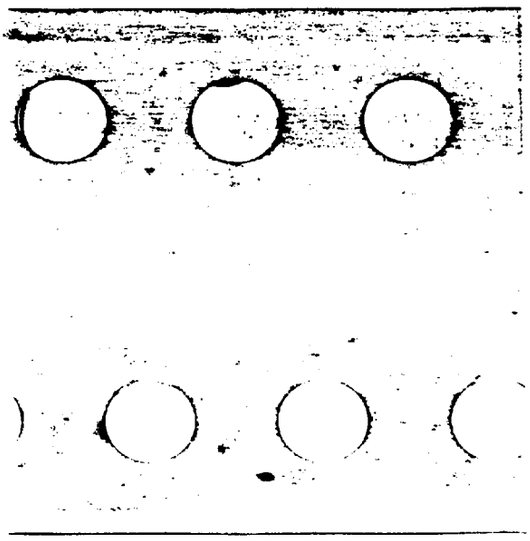
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RECEIVED FEB 15 PM 2:09

18061

IDENTIFICATION REFERENCE

5927 02/15 0101 03CHECK 268.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9250 PAGE 230

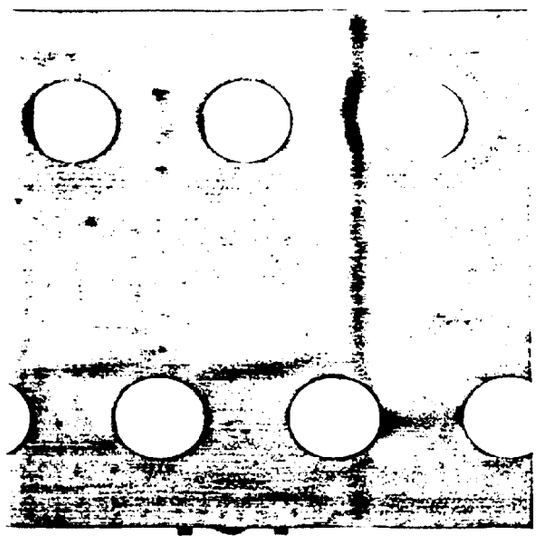
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 70000.00 |
| | | | CON TX | 259.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 268.00 |
| | | | CHECK | 268.00 |
| 02/15/94 | 01 | 14:08 | 0001 | 5927 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



18061
IDENTIFICATION REFERENCE

94 FEB 15 PM 2:03

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

**No. 756847**