38259

IDENTIF. & REFERENCE

94 APR 12 PM 12:57 [illegible] 8.00

REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
M. WESLEY HALL, III
THOMAS PATRICK WALL, III
223 MADISON STREET
212 MADISON BUILDING
MADISON, TN 37115

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Mail

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Leland D. Watts	First Union Mortgage	Map 83-02
6744 Quiet Lane	P.O. Box 12701	Parcel 318
Brentwood, TN 37027	Roanoke, VA 24027-9986	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, James R. Watts and wife, Gaye Watts, hereinafter called the Grantors, do hereby quitclaim, transfer and convey unto Leland D. Watts and wife, Winnifred Watts, hereinafter called the Grantees, their heirs and assigns, all of their one-half undivided right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point 79 feet south of intersection of the northern line of said Lot 5 and western margin of Scott Avenue, being the southeast corner of the part of Lot 5 conveyed to Mary L. Binns to C. A. Goding, by deed of record in Book 502, page 421, said Register's Office, running thence west with the south part of the tract sold to Goding, 217 feet 11 inches, more or less, to the eastern margin of said alley; then southerly with eastern margin of said alley 111 feet, more or less, to the line of John J. Todd; thence easterly with the Todd line 218 feet, more or less, to the westerly margin of said Scott Avenue, running thence northwardly to the western margin of Scott Avenue 111 feet, more or less, to the beginning.

Being the same property conveyed to Leland D. Watts and wife, Winnifred Watts, and James R. Watts and wife, Gaye Watts, by deed of record in Book 6226, page 645, Register's Office for Davidson County, Tennessee.

This is improved property known as 311 Scott Avenue, Nashville, Tennessee 37206.

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS our hands this 1st day of June, 1994.

JAMES R. WATTS

GAYE WATTS

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Watts and wife, Gaye Watts, 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 and official seal at Nashville, Tennessee, this 1st day of June, 1994.

Notary Public

My Commission Expires:
My Commission Expires Jan 27, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 1st day of June, 1994.

Notary Public

My Commission Expires:
My Commission Expires Jan 27, 1996