This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9391 PAGE 824

ADDRESS NEW OWNER:
Leland D. Watts
6744 Quiet Lane
Brentwood, TN 37027

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 83-1
PARCEL 303
27W-23690

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James R. Metcalf and wife, Marie Love Metcalf hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Leland D. Watts, married , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 5 on the Map of John W. Love's Subdivision of Greenwood, of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 51.15 feet on the northerly side of Greenwood Avenue, and runs back 190.3 feet on the westerly line and 193.5 feet on the easterly line, to an alley, measuring 50 feet, more or less, thereon.

Being the same property conveyed to James R. Metcalf and wife, Marie Love Metcalf, by deed from Robert R. Poe and wife, Sara F. Poe of record in Book 9105, Page 526, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Robert R. and Sara F. Poe of record in Book 9105, Page 529, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan.

This Property is conveyed "AS IS, WHERE IS"

1464 06/29 0101 03CHECK 111.12

Taxes for 1994 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1309 Greenwood Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leland D. Watts, married, his heirs and assigns, forever; and we, James R. Metcalf and wife, Marie Love Metcalf do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of June, 1994.

James R. Metcalf

Marie Love Metcalf

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James R. Metcalf and wife, Marie Love Metcalf the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of June, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 27,600.00.

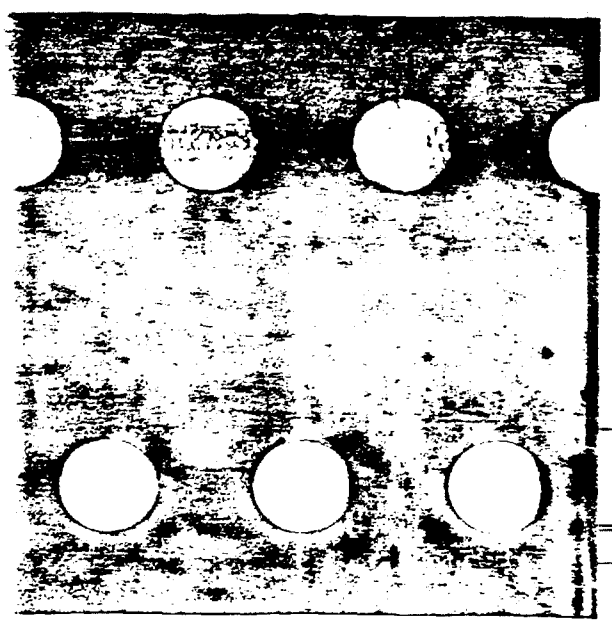
AFFIANT

Subscribed and sworn to before me this 28th day of June, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

65967
IDENTIF. & REFERENCE

94 JUN 29 AM 10:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

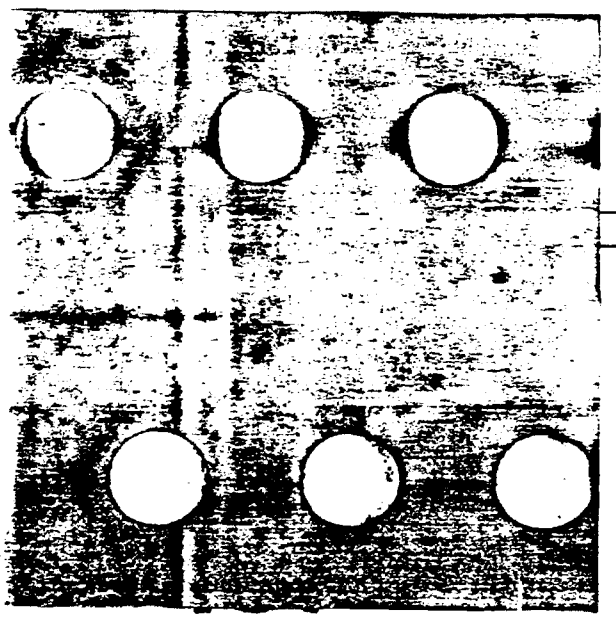
RECEIVED OF _____

FOR _____

BOOK 9391 PAGE 826

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 27600.00
CON TX 102.12
PRFEE 1.00
MDEED 8.00
TOTAL 111.12
CHECK 111.12

06/29/94 01 10:56 0001 1464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65967
IDENTIF. # REFERENCE

94 JUN 29 AM 10: 55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 808134