Prepared by: M. Wesley Hall, III
223 Madison Street
Suite 212, Madison Building
Madison, TN 37115

WARRANTY DEED

BOOK 9435 PAGE 755

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leland D. Watts (NAME)	Union Planters National Bank (NAME)	84-1 21
6744 Quiet Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....

Ten and No/100----------($10.00)---------- *Dollars,* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

Malcolm Clissold and wife, Mary B. Clissold,

have this day bargained and sold, and do hereby transfer and convey unto the said .....

Leland D. Watts, his .....

..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

80865
IDENTIF. ↑ REFERENCE

94 AUG 12 AM 11:57
FILED
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

7563 08/12 0101 03CHECK 151.93

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 37,547.04

Subscribed and sworn to before me, this the 11th day of August 19 94.

Affiant

My commission expires My Commission Expires JAN. 27, 1996 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1410 Rosebank Avenue, Nashville, Tennessee
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Leland D. Watts, his .....

..... *(successors), heirs and assigns forever* ...we.. *covenant that* ...we.. 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.*

We ... *further covenant and bind* ...ourselves/our..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* .....Grantee, his.....

..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 11th day of August 19 94 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

Malcolm Clissold
MALCOLM CLISSOLD

Mary B. Clissold
MARY B. CLISSOLD

BOOK 9435 PAGE 756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Malcolm Clissold and wife, Mary B. Clissold, (or proved to me on the basis of satisfactory evidence) the within named bargainor ...s.. with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of August, 19 94

My Commission Expires JAN. 27, 1996 Notary Public

Commission expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19 .....

..... Notary Public

Commission expires .....

WARRANTY DEED

FROM

MALCOLM CLISSOLD

TO

LELAND D. WATTS

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 1 of the R. F. Davis Subdivision, not of record, and described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated November 26, 1960, as follows:

Beginning at an iron pin in the West margin of Rosebank Avenue at the Southeast corner of the property conveyed to the City of Nashville, by E. S. Weaver et ux, by deed of record in Book 2032, page 195, said Register's Office; thence along the South line of said property, North 88° 30′ West 180 feet to a bolt set in concrete; thence along the East line of the J. C. Barbour property by deed of correction from E. S. Weaver and wife, of record in Book 3163, page 375, said Register's Office, South 1° 30′ West 108 feet to an iron pin, Barbour's new Southeast corner; thence along a fence line, South 82° 37′ East 182 feet to an iron pin in the west margin of Rosebank Avenue; thence with said Avenue, North 1° 30′ East 130.5 feet to the beginning.

Being the same property conveyed to Malcolm Clissold and wife, Mary B. Clissold, by deed from Dennis L. Jones and wife, Debra A. Jones, of record in Book 7091, page 155, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9435 PAGE 758

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 37547.04
CON TX 138.93
PRFEE 1.00
WDEED 12.00
TOTAL 151.93
CHECK 151.93

08/12/94 01 11:57 0001 7563

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80865
IDENTIF. & REFERENCE

94 AUG 12 AM 11:57
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 824030