This Instrument Prepared By:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, TN 37076
PH: (615) 883-4998
(From information furnished by others)

BOOK 9521 PG 264

ADDRESS NEW OWNER:
Leland D. Watts and James R. Watts
2819 Gallatin Road
Nashville, TN 37216

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
Regions Bank
2621 Lebanon Road
Nashville, TN 37214

MAP AND PARCEL:
Map: 72-10
Parcel: 60
F/B: 15DA00140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert G. Sullivan and wife, Dorothy M. Sullivan (who joins in this conveyance for the express purpose of conveying any and all marital interest she may have in said real property), hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Leland D. Watts and James R. Watts, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being the southerly 90 feet of the easterly 200 feet of Lot No. 36 on the Map of Dozier Place, a Subdivision of part of Lot No. 3 of the Stull land, as of record in Book 974, Page 51, Register's Office for said County.
>
> Said Lot No. 36 fronts 90 feet on the westerly side of Gallatin Pike and runs back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to Robert G. Sullivan by Warranty Deed dated May 31, 1979, from Chester R. Beech and wife, Shirley A. Beech, of record in Book 5443, Page 800, Register's Office for Davidson County, Tennessee, the said Robert G. Sullivan having subsequently become married to his present spouse, Dorothy M. Sullivan.

This is improved property known as 2819 Gallatin Road, Nashville, TN, 37216.

This conveyance is made subject to all zoning ordinances, restrictions, and easements of record, or which a visual inspection of the property would reveal. Real property taxes for 1994 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we, the Grantors, do covenant with the said Grantees 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 Grantees, their 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 14th day of November, 1994.

Robert G. Sullivan
ROBERT G. SULLIVAN

Dorothy M. Sullivan
DOROTHY M. SULLIVAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert G. Sullivan and wife, Dorothy M. Sullivan, 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 14th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 1-24-98

4228 11/16 0101 03CHECK 342.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 1-24-98

09133
IDENTIFICATION REFERENCE
PICK-UP
94 NOV 16 AM 8:33
DAVIDSON COUNTY, TN.
REGISTER

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9521 PG 266

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

11/14/94 01 08:33 0001 4228

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09133
IDENTIF. # REFEREN
94 NOV 16 AM 8:33
REGISTER
DAVIDSON COUNTY TN

No. 854300