27-6

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Rhonda Barnette Margarette A. Morgan 1204 Lischey Avenue Nashville, TN 37207-5708	560 Weeping Elm Road Mt. Juliet, TN 37122	MAP and PARCEL 71-15-461

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 9612 PG 265

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 and sufficiency of all of which are hereby acknowledged, We, **Sylvanus D. Watts and Barbara A. Watts, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Rhonda Barnette, unmarried, and Margarette A. Morgan, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the north 10 feet of Lot No. 28 and the southerly 41 feet of Lot No. 29 on the Map of Sharpe & Horn's First Addition to Northeast Nashville, of record in Book 57, Page 152, Register's Office for said County.

Said parts of said Lots adjoin and front together 51 feet on the westerly side of Lischey Avenue or North 4th Street and run back between parallel lines 160 feet, more or less, to an alley.

Being the same property conveyed to Sylvanus D. Watts and wife, Lois Linville Watts, by deed from Sam Baker and wife, Virginia P. Baker, of record in Book 4327, Page 96, Register's Office for Davidson County, Tennessee. The said Lois Linville Watts predeceased Sylvanus D. Watts leaving him the surviving tenant by the entirety.

This is property with a common address of 1204 Lischey Avenue, Nashville, TN 37207-5708.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 57, Page 152, said Register's office and all matters therein.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $25,000.00

Rhonda Barnette
Affiant

Subscribed and sworn before me this 28th day of February, 1995.

Lisa O. Jarrett
Notary Public

My Commission Expires: 10-14-96

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 9612 PG 266

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

I, **Barbara A. Watts**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the spouse of the said **Sylvanus D. Watts.**

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **February, 1995.**

Sylvanus D. Watts

Barbara A. Watts

STATE OF TENNESSEE
COUNTY OF Davidson

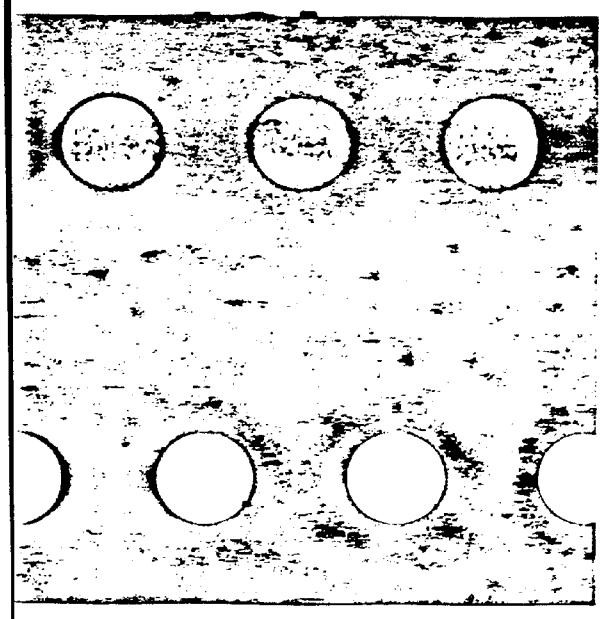
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Sylvanus D. Watts and Barbara A. Watts, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **28th** day of **February, 1995.**

Notary Public
My Commission Expires: 10-14-96

File No. 9502-087

39730
IDENTIF. & REFERENCE
95 MAR -6 PM 2:37
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
7815 03/06 0101 03CHECK 101.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

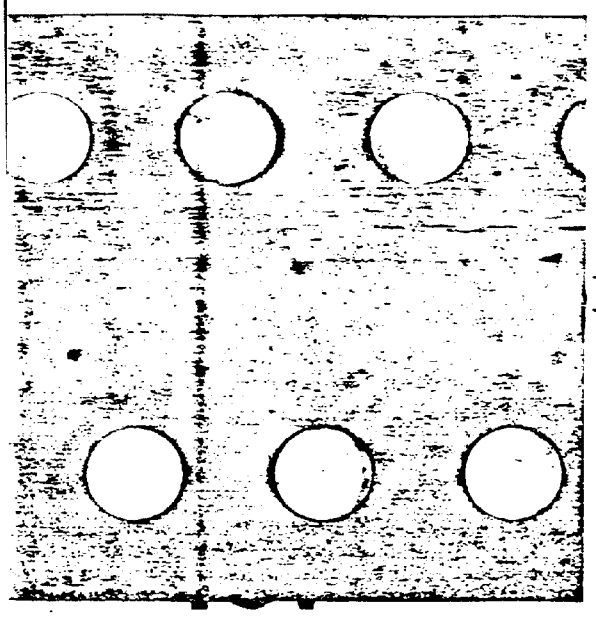
RECEIVED OF _____

FOR _____

BOOK 9612 PG 267

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



39730

IDENTIF. ↑ REFERENCE

95 MAR -6 PM 2:37

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

CAMT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 9.00
TOTAL
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 101.50
CHECK 101.50

03/06/95 01 14:38 0001 7815

No. 887455