Prepared by: M. Wesley Hall, III
Thomas Patrick Wall, III
Attorneys at Law
223 Madison Street, #212
Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leland D. Watts (NAME)	SAME (NAME)	60-1 34
6744 Quiet Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (P. O. ZONE) (STATE)	(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,

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Timon M. Rice and wife,

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:*

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Section One, Aldrich Heights, of record in Book 2083, page 76, Register's Office for said County.

Said Lot No. 28 fronts 152.59 feet on the southerly side of Old Ewing Lane and runs back 296.28 feet on the westerly line and 303.95 feet on the easterly line to a dead line, measuring 30 feet thereon.

Being the same property conveyed to Timon M. Rice and Teresa D. Loyd by deed from Leland D. Watts and wife, Winnifred A. Watts, of record in Book 8459, page 326, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $20,000.00

Subscribed and sworn to before me, this the 12 day of May 1995.

My Commission Expires JAN. 27, 1996 (Official Seal)

Affiant

Notary Public

This is improved XX property, known as 432 Old Ewing Lane, Nashville, TN 37207 (House Number) (Street) P.O. Address: (City or Town)

unimproved ( )

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 *hand* s..... *this* .....12th..... *day of* .....May..... *19* 95 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

TIMON M. RICE

Lisa Diane Rice
LISA DIANE RICE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... the undersigned ..... , a Notary Public in and for said County and State, ... Timon M. Rice and wife, ...
.....
..... (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 ..... day of ..... May ..... , 19 95 .

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 .....

0062508
IDENTIF. ↑ REFERENCE

95 MAY 22 AM 8:09

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

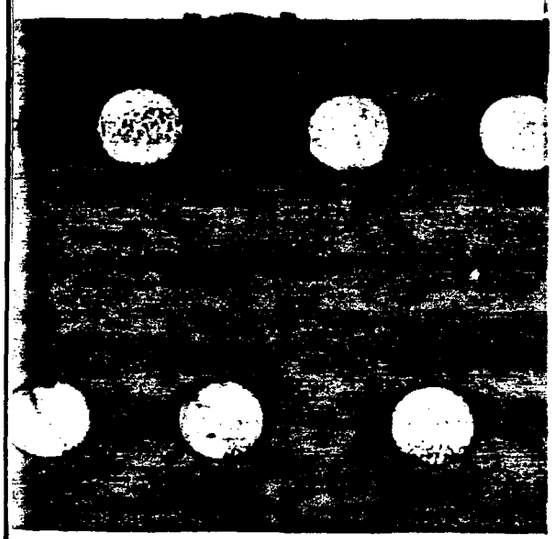
PICK-UP

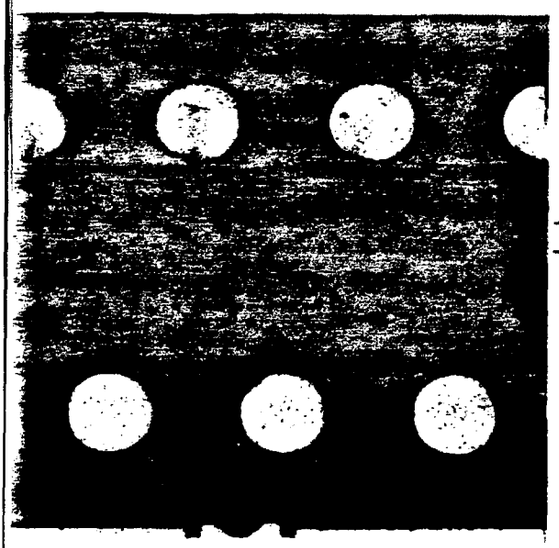
WARRANTY DEED

FROM
TIMON M. RICE AND WIFE,
TO
LELAND D. WATTS

2944 05/22 0101 03CHECK 83.37

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





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

RECEIVED OF _____

FOR _____

BOOK 9677 PG 94

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 20113.34
CON TX 74.37
PRFEE 1.00
MDEED 8.00
TOTAL 83.37
CHECK 83.37

05/22/95 01 08:11 0001 2944

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0062508
IDENTIF. ↑ REFERENCE

95 MAY 22 AM 8:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912289