0082697

IDENTIFICATION PICK-UP

This Instrument Prepared By:

95 JUL 25 PM 2:56

REGISTER
D.C.TN.

Lenders Title and Escrow Co., Inc.

807 Hadley Avenue
Nashville, Tennessee 37138
(615) 847-0300

BOOK 9741 PG 252

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $ 34,136.09

Affiant

Notary Public
My Commission Expires: 9-16-95

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
RDR INVESTMENTS, INC. Suite 114 1007 Murfreesboro Road Nashville, Tennessee	SAME	83-5-438 Field Book: 27W 19276

For and in consideration of the sum of Ten 00/100 Dollars ($10.00) cash in hand paid by **RDR INVESTMENTS, INC.**, hereinafter the "Grantee", and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LELAND D. WATTS**, hereinafter the "Grantor", has this day bargained and sold and does hereby transfer and convey unto the said **RDR INVESTMENTS, INC., a Tennessee Corporation,** certain real estate located in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of John Hobson's Addition as of record in Book L, page 363, Circuit Court of said County, described as follows:

BEGINNING in the center of Seymour Avenue at the southwest corner of the property conveyed to Charles Allen Tanksley by deed from Henry A. Stevens and wife, of record in Book 1417, page 41, Register's Office for said County; thence with the northerly margin of said Avenue eastwardly 62.5 feet to a point; thence northwardly 164.5 feet to a point; thence westwardly 62.5 feet to a point; thence southwardly 164.5 feet to the point of beginning.

BEING the same property conveyed to Leland D. Watts by deed from Ronald E. Barker and wife, Tammy Barker and Douglas M. Holland and wife, Dorothy L. Holland, as of record in Book 8932, page 267, Register's Office for Davidson County, Tennessee.

This is improved property known as 1023 Seymour Avenue, Nashville, TN. 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, its successors, heirs, and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the said is unencumbered except for the following:

A.. **1995 County property taxes, a lien, but not yet due and payable;**

B. **A Deed of Trust executed by Terry L. Cockrell and wife, Emily F. Cockrell, to secure to Engel Mortgage Company, Inc., (now held by G.E. Capital Mortgage Services, Inc.), in the amount of $34,600, of record in Book 5958, page 708, dated October 27, 1982.**

This conveyance is further subject to any and all matters appearing on the Plan of record in Book L, page 363, Circuit Court for Davidson County, Tennessee.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 21st day of JULY, 1995.

LELAND D. WATTS

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

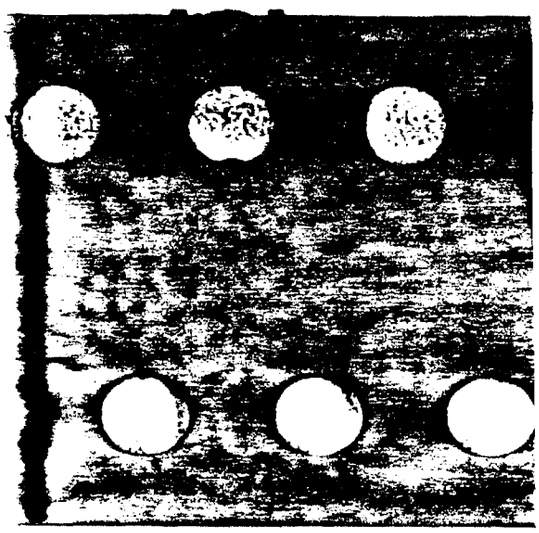
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within-named LELAND D. WATTS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

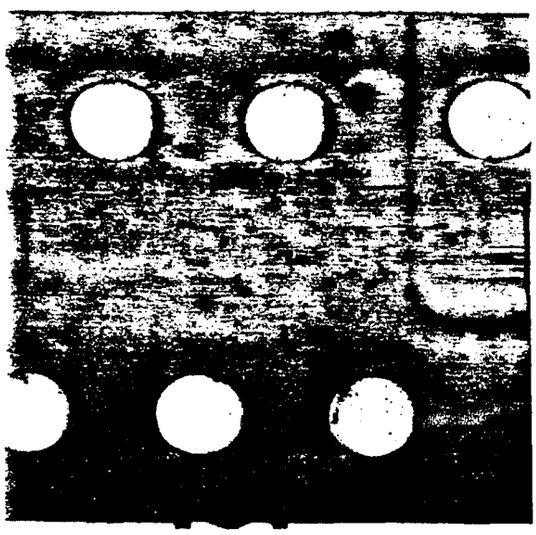
WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of July, 1995.

Notary Public

My Commission Expires: 9-16-95

5113 07/26 0101 03CHECK 135.17





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

RECEIVED OF _____

FOR _____

BOOK 9741 PG 254

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 34136.09
CON TX 126.17
PRFEE 1.00
WDEED 8.00
TOTAL 135.17
CHECK 135.17

07/26/95 01 14:57 0001 5113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00826697
IDENTIF. & REFERENCE

95 JUL 26 PM 2:56
REGISTER
DAVIDSON CO. TN.

No. 934177