BOOK 9811 PG 983

SPECIAL WARRANTY DEED

Mail

THIS INSTRUMENT PREPARED BY:
T. Larry Edmondson, Attorney
Second Floor, 808 Broadway
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 1995

Notary Public

My Commission Expires:
3-23-96

0106833
IDENTIF. ↑ REFERENCE

95 OCT -2 AM 10:02
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL:	MAP-PARCEL
Leland D. Watts 6744 Quiet Lane Brentwood, TN 37027	Same	082-04-040

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, NATIONSBANK OF TENNESSEE, N.A., HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO LELAND D. WATTS, HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF

Land in Davidson County, Tennessee, being Lot No. 205 and the northerly 13 feet of Lot No. 206 on the Plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee. This is the same description as in the previous deed of record.

Said Lot No. 205 and part of Lot No. 206 front together 44 feet on the westerly side North 7th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to NationsBank of Tennessee, N.A. by Substitute Trustee's Deed from T. Larry Edmondson, Substitute Trustee of record in Book 9671, Page 894, Register's Office for Davidson County, Tennessee.

This is improved property known as 1122 North 7th Street, Nashville, TN 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land, has a good right to convey it, and the same is unencumbered unless otherwise herein set out. And it does further covenant and bind itself, its successors, assigns and representatives, to specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR

acquired the subject property, to the said GRANTEE their heirs and assigns against the lawful claims of all persons, whomsoever.

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

BOOK 9811 PG 954

Witness my hand this 25th day of September, 1995.

NATIONSBANK OF TENNESSEE, N.A.

BY: Marvin Jones

MARVIN JONES

ITS: VICE PRESIDENT

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Marvin Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged NationsBank of Tennessee, N.A., to be the within named bargainor, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of NationsBank of Tennessee, N.A. by Marvin Jones as such Vice President.

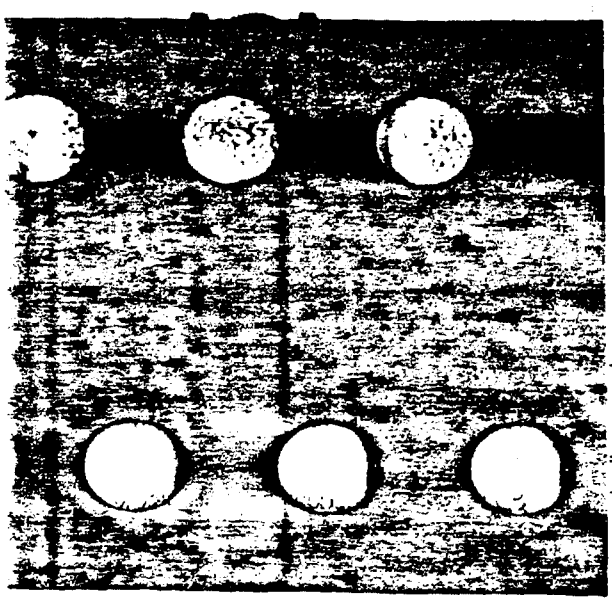
Witness my hand and seal, at office in Greensboro, North Carolina this the 25th day of September, 1995.

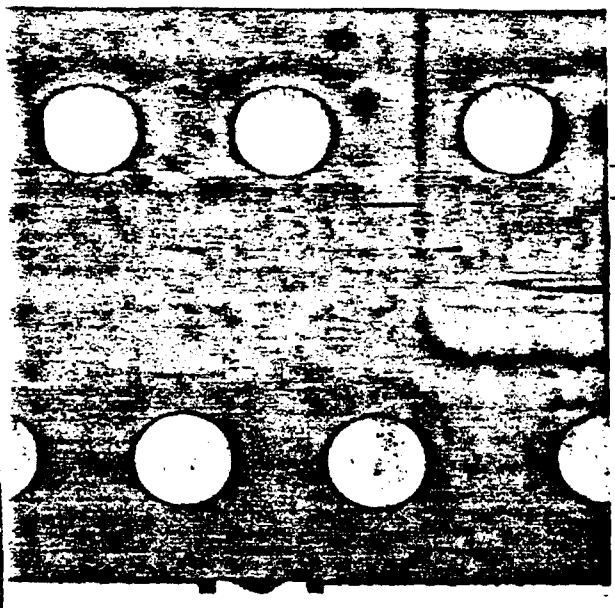
Notary Public - Vicky Robertson

My Commission Expires:

July 11, 1996

1055 10/02 0101 03CHECK 46.00





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

RECEIVED OF _____

FOR _____

BOOK 9811 PG 985

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 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 8.00
TOTAL 46.00
CHECK 46.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/02/95 01 10:03 0001 1055

0106833
IDENTIF. ↑ REFERENCE

95 OCT -2 AM 10: 02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 959850