BOOK 9858PG672

0122586
IDENTIF. & REFERENCE
PICK-UP

95 NOV 13 PM 12:53
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

ROBERT ADAMS, SINGLE
1201 Arbor Creek Way
Marshall, Tn 37211
SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 81-8, PARCEL 332

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $17,766.00.

Robert Adams
AFFIANT
Subscribed and sworn to me, this the 21 day of OCTOBER, 1995.

Notary Public
My commission expires:
My Commission Expires Jan 27, 1996

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from B.L.C. Investments, Inc., a Tennessee corporation, to Oliver H. Dale, Trustee, of record in Book 9448, page 706, said Register's Office, the liability for which the Grantee hereby expressly assumes and holds Grantors harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, WE, LELAND D. WATTS AND WIFE, WINNIFRED A. WATTS, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT ADAMS, UNMARRIED, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1719 NASSAU STREET, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, 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 except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 23 day of OCTOBER, 1995.

LELAND D. WATTS

WINNIFRED A. WATTS, BY HER ATTORNEY-IN-FACT, LELAND D. WATTS

ROBERT ADAMS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LELAND D. WATTS, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 23 day of OCTOBER, 1995.

notary public

My Commission Expires JAN. 27, 1996
My commission expires:_____

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LELAND D. WATTS, to me known to be the person who executed the foregoing instrument in behalf of WINNIFRED A. WATTS and acknowledged that HE executed the same as the free act and deed of the said WINNIFRED A. WATTS, for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 23 day of October, 1995.

Notary Public

My Commission Expires JAN. 27, 1996
My Commission Expires:_____

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT ADAMS, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 23 day of OCTOBER, 1995.

notary public

My commission expires: My Commission Expires Jan 27, 1996

EXHIBIT 'A'

Being Lot No. 6 on the Plan of Settle's Subdivision of Lot Nos. 249 to 277, inclusive, in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 57, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the westerly side of Nassau Street and extends back between parallel lines 155 feet to the easterly margin of Jenkins Street.

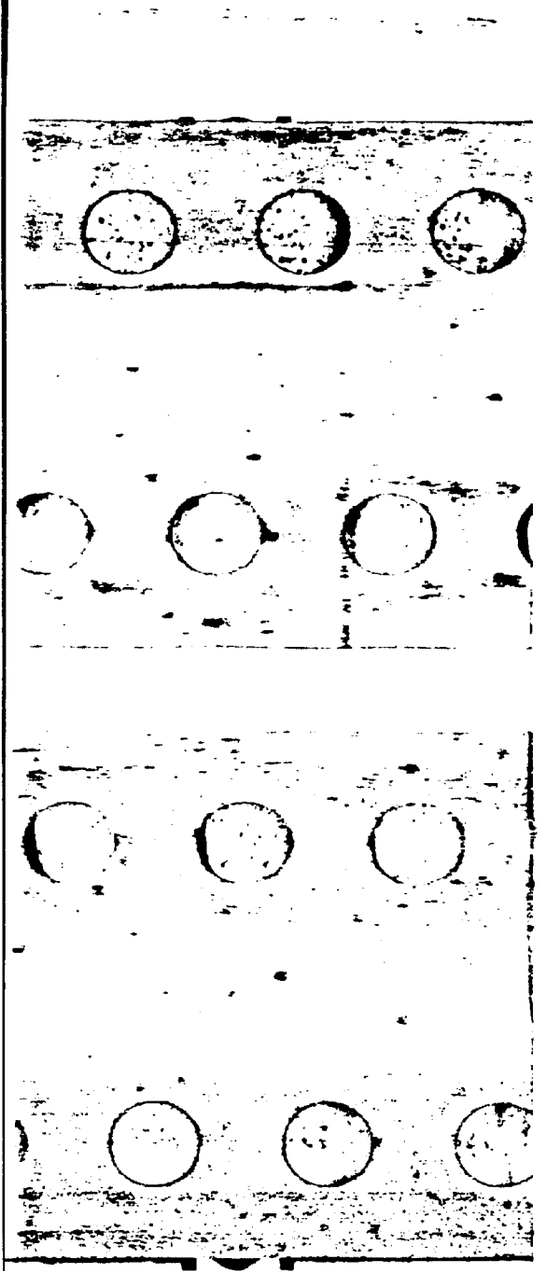
Being the same property conveyed to Leland D. Watts and wife, by Warranty Deed from B.L.C. Investments, Inc., a Tennessee corporation, of record in Book 9600, page 489, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1996 and all future years.

2. All matters set forth on the Plan of record in Book 57, page 71, said Register's Office.

[illegible] 11:13 0101 03CHECK 78.36



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9858 PG 675

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	17766.00
CON TX	65.86
PRFEE	1.00
WDEED	12.00
TOTAL	78.86
CHECK	78.86

11/13/95 01 12:53 0001 7935

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0122586
IDENTIF. ↑ REFERENCE

95 NOV 13 PM 12:53

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

No. 976508