BOOK 9898 PG 793

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

ADDRESS NEW OWNER:

LELAND D. WATTS
6744 Quiet Ln.
Brentwood, Tn 37027
SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 92-6, PARCELS 498 & 499

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$50,000.00~~ $25,000.00

AFFIANT
Subscribed and sworn to me, this the 15 day of DECEMBER, 1995.

Notary Public
My commission expires: 7-24-99

95 DEC 27 AM 10:54
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0135157
IDENTIF. # REFERENCE

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, the receipt and sufficiency of which are hereby expressly acknowledged, WE, HUGH EDWARD RUCKER AND WIFE, ANNIE E. RUCKER, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said LELAND D. WATTS, 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 GRANTORSS 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 2600 AND 2602 BOOKER 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 15th day of DECEMBER, 1995.

Hugh Edward Rucker
HUGH EDWARD RUCKER

Annie E. Rucker
ANNIE E. RUCKER

STATE OF TENNESSEE :

Annie E. Rucker

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUGH EDWARD RUCKER AND WIFE, ANNIE E. RUCKER, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon 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, on this the 15 day of DECEMBER, 1995.

Nadine Scott
notary public

My commission expires: 7-24-99

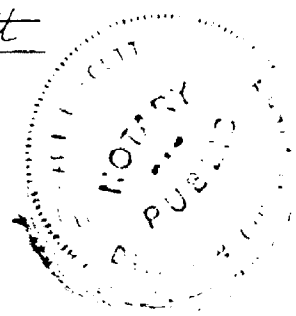


EXHIBIT 'A'

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Faulconer and Ashcraft's Subdivision of Lots Nos. 18 and 19 in the Boyd McNairy Tract, as of record in Book 57, page 121, Register's Office for said County.

Said Lot No. 88 fronts 36 feet on the northerly side of Booker Street, formerly Hamilton Street, and runs back between parallel lines, 106 feet to an alley.

Being the same property conveyed to Hugh Edward Rucker and wife, Annie E. Rucker, by Warranty Deed from Bainbridge Company, of record in Book 3707, page 125, Register's Office for Davidson County, Tennessee.

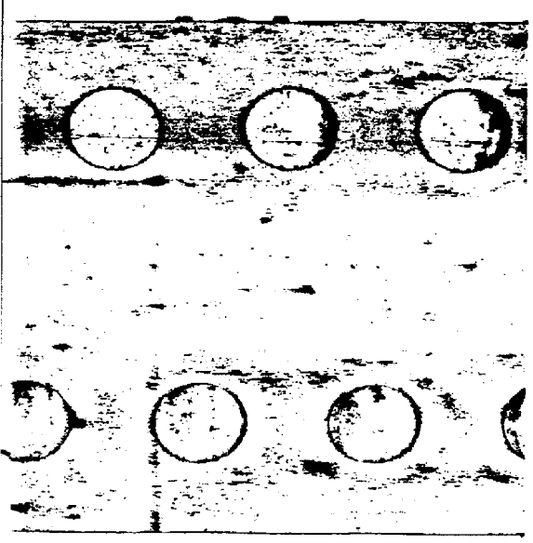
TRACT NO. 2: Certain real estate in Davidson County, Tennessee, as follows: Lot #89 on the plan of Faulconer and Ashcraft's Subdivision of Lots #18 and 19 in the Boyd McNairy Tract of record in Book 57, page 121, Register's Office for Davidson County. Said Lot #89 fronts 36 feet on the northerly side of Booker Street and runs back 106 feet with the westerly margin of 26th Avenue North, formerly Faulconer Street to an alley.

Being the same property conveyed to Hugh Edward Rucker and wife, Annie E. Rucker, by Warranty Deed from W.L. Bainbridge, Jr., and wife, Julia E. Bainbridge, of record in Book 2339, page 589, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 57, pages 121, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.



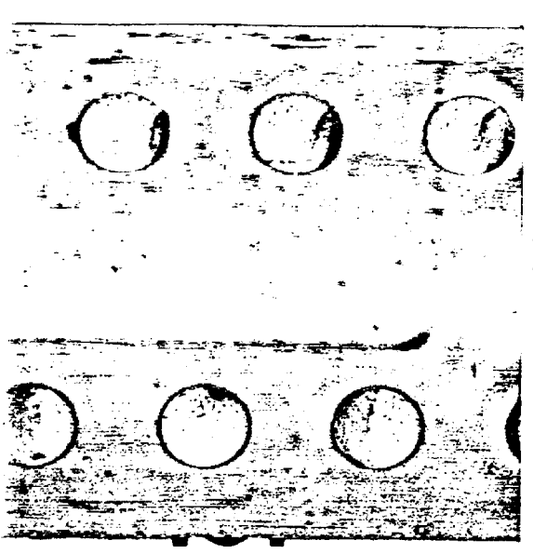
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9898 PG 706

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



DAMT	25000.00
DON TX	92.50
PRFEE	1.00
MDEED	12.00
TOTAL	105.50
	105.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/27/95 01 10:58 0001 1874

0135157
IDENTIF. # REFERENCE

95 DEC 27 AM 10:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 990069