BOOK 9919 PG 663

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

ADDRESS NEW OWNER:

ROBERT ADAMS
904 GRAPEVINE LN.
BRENTWOOD, TN. 37027

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 72-15, PArcel 172

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $18,000.00.

Robert Adams
AFFIANT

Subscribed and sworn to me, this the 22 day of NOVEMBER, 1995.

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

95 NOV 17 AM 10:47

PICK-UP

0141468

IDENTIFICATION

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. Investment, Inc., to Billy C. Donnell, TRUSTEEM as evidenced by a Deed of Trust of record in Book 9060, page 112, said Register's Office, the liability for which the Grantee hereby expressly assumes and hold Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, LELAND D. WATTS, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT ADAMS, 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 GRANTOR 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 1619 PORTER AVENUE, 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, 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 same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY 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.

WINNIFRED A. WATTS, wife of Leland D. Watts, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS OUR HANDS this 22 day of NOVEMBER, 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 MADISON, Tennessee, on this the 22nd day of NOVEMBER, 1995.

notary public

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

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 Madison, Tennessee, this 22 day of November, 1995.

Notary Public

My Commission Expires: My Commission Expires Jan. 27, 1996

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 MADISON, Tennessee, on this the 22 day of NOVEMBER, 1995.

notary public

My Commission Expires Jan 27, 1996

My commission expires:

EXHIBIT 'A'

Being Lot No. 49 on the Plan of Porter Road Subdivision of Lots 2 and 7 inclusive, of Shinkle Subdivision of record in Book 843, page 504, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leland D. Watts, by Warranty Deed from B.L.C. Investments, Inc., a Tennessee corporation, of record in Book 9827, page 157, Register's Office for Davidson County, Tennessee.

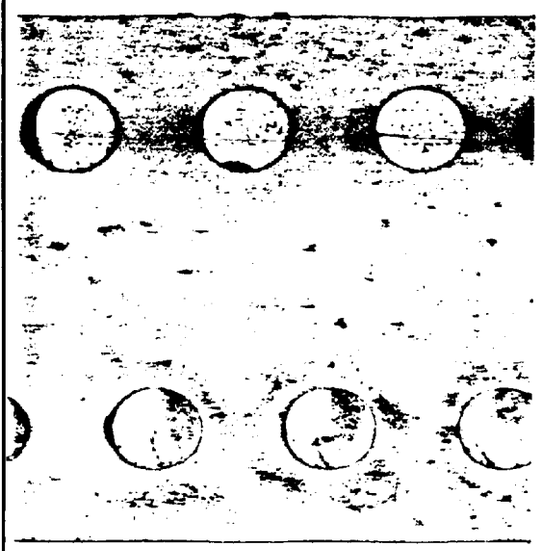
EXHIBIT 'B'

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

2. All matters set forth on the Plan of record in Book 843, page 38, said Register's Office, including but not limited to any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Deed of Trust from B.L.C. Investments, Inc., Billy C. Donnell, Trustee, of record in Book 9060, page 112, said Register's Office, to secure to ____ L.A. Newman Co., ____, the payment of one note dated August 13, 1993, in the original principal amount of $14,300.00, due and payable as set forth therein.

345 11/17 2:01 03CHECK 79.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9919 PG 666

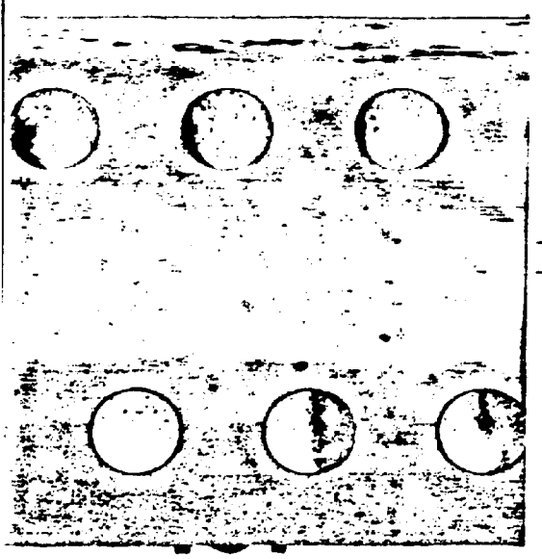
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	18000.00
CON TX	66.60
PRFEE	1.00
MLEED	12.00
TOTAL	79.60
CHECK	79.60

01/17/96 01 10:48 0001 8416

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0114468

IDENTIFICATION REFERENCE

96 JAN 17 AM 10:47

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 996723