Prepared by: M. Wesley Hall, III
Thomas Patrick Wall, III
Attorneys at Law
223 Madison Street
Suite 212
Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leland D. Watts (NAME)	Boatmen's National Mortgage (NAME)	83-13 196
6744 Quiet Lane (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Rd. (STREET ADDRESS)	18W-06515
Brentwood, TN 37027 (CITY) (P. O. ZONE) (STATE)	Memphis, TN 38118-4041 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------
Ten and No/100----------($10.00)---------- Dollars,
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

BOOK 9939 PG 221

Melvin R. Harrington and wife, Brenda J. Harrington

have this day bargained and sold, and do hereby transfer and convey unto the said

Leland D. Watts, his

(successors), heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being part of Lot No. 155 on the Plan of East Edgefield, now a part of the City of Nashville, which is recorded in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Being 50 feet off the west side of Lot No. 155, beginning on the south side of Boscobel Street, formerly Magnolia Street at a point 33 feet from the southeast corner of Boscobel Street or Magnolia Street and 14th Street and running southwardly 170 feet to a 16 foot alley, thence with the said alley westwardly 50 feet; thence at right angles northwardly 170 feet to Boscobel or Magnolia Street; thence eastwardly with the south side of Boscobel or Magnolia Street, 50 feet to the beginning.

Being the same property conveyed to Melvin R. Harrington and wife, Brenda I. Harrington, by deed from the Secretary of Veterans Affairs of record in Book 8828, page 77, Register's Office for Davidson County, Tennessee. The said Brenda J. Harrington and Brenda I. Harrington being one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,389.02

Subscribed and sworn to before me, this the 31st day of January 19 96.

Affiant

My commission expires: Jan. 25, 1997 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1312 Boscobel Street, Nashville, TN 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Leland D. Watts, 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.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 31st *day of* January 1996 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Melvin R. Harrington
MELVIN R. HARRINGTON

Brenda J. Harrington
BRENDA J. HARRINGTON

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melvin R. Harrington and Brenda J. Harrington

(or proved to me on the basis of satisfactory evidence)
the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 19 96.

Commission expires Jan. 25, 1997 Notary Public

BOOK 9939 PG 222

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

0147630
IDENTIF. & REFERENCE

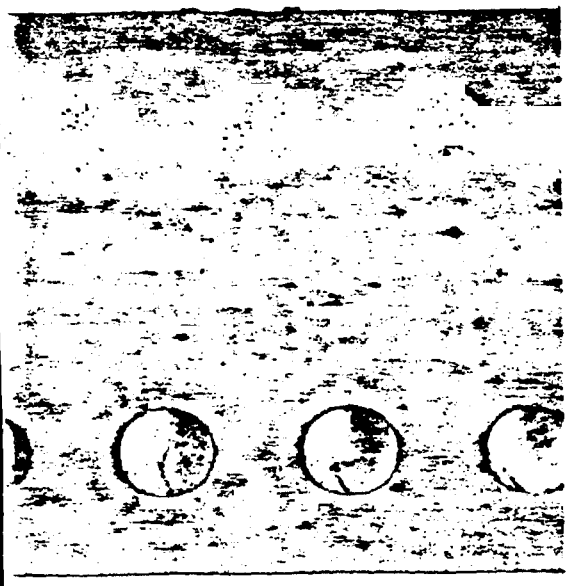
96 FEB -6 AM 9:52
FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY, TN.

5062 02/06 0101 03CHECK 106.68

WARRANTY DEED

FROM
MELVIN R. HARRINGTON AND WIFE,
BRENDA J. HARRINGTON
TO
LELAND D. WATTS

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

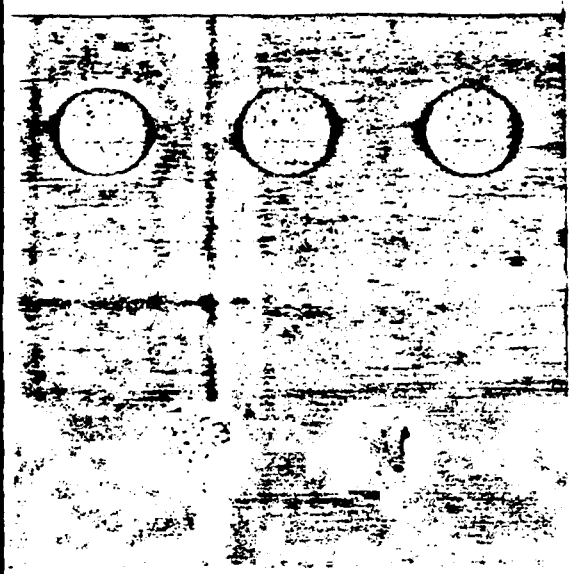
RECEIVED OF _____

FOR _____

BOOK 9939 PG 223

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



MAMT 26389.02
ERR CO
MAMT 26389.02-
CAMT 26389.02
CON TX 97.68
PRFEE 1.00
WDEED 8.00
TOTAL 106.68
CHECK 106.68

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5062

0147630
IDENTIF. ↑ REFERENCE

96 FEB -6 AM 9:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003287