PREPARED BY: M. WESLEY HALL, III
THOMAS PATRICK WALL, III
223 MADISON STREET, SUITE 212
MADISON, TN 37115

BOOK 9980 PG 751

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KAROLYN CARPENTER, DAVID	SAME	81-15 340
CARPENTER, JR. & WILLIAM BREWSTER (NAME)	(NAME)	81-15 339
P.O. BOX 1716 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MURFREESBORO, TN 37133 (CITY) (P. O. ZONE) (STATE)	(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, INCLUDING THE ASSUMPTION BY THE GRANTEE OF THE UNPAID BALANCE OWING ON A NOTE IN THE ORIGINAL AMOUNT OF $94,971.60 TO AMERICAN GENERAL FINANCE CO., SECURED BY A DEED OF TRUST TO KEVIN JONES, TRUSTEE, OF RECORD IN BOOK 8296, PAGE 246, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

LELAND D. WATTS AND WIFE, WINNIFRED A. WATTS,

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

KAROLYN CARPENTER, DAVID CARPENTER, JR. AND WILLIAM BREWSTER, THEIR

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

TRACT NO. 1: BEING LOT NO. 17 AND THE EAST 20 FEET OF LOT NO. 18 ON THE PLAN OF UNDERWOOD ADDITION, OF RECORD IN BOOK 21, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 17 AND THE EAST 20 FEET OF LOT NO. 18 ADJOIN AND FRONT TOGETHER 70 FEET ON THE NORTH SIDE OF KNOWLES STREET, AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE WESTERLY MARGIN OF 16TH AVENUE, NORTH 162 FEET TO AN ALLEY.

TRACT NO. 2: BEING THE WESTERLY 30 FEET OF LOT NO. 18 ON THE PLAN OF UNDERWOOD ADDITION TO NASHVILLE, OF RECORD IN BOOK 21, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY.
SAID PART OF SAID LOT NO. 18 FRONTS 30 FEET ON THE NORTHERLY SIDE OF KNOWLES (FORMERLY THOMPSON) STREET AND RUNS BACK BETWEEN PARALLEL LINES 162 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LELAND D. WATTS, A MARRIED MAN, BY DEED FROM BLC INVESTMENTS, INC., A TN CORP., OF RECORD IN BOOK 9643, PAGE 404, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 54,500.00

Subscribed and sworn to before me, this the 14th day of MARCH 19 96

Affiant

My commission expires: 7/27/96 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 1600, 1600 A & B, AND 1602 KNOWLES STREET (House Number) NASHVILLE (Street) TENNESSEE 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

KAROLYN CARPENTER, DAVID CARPENTER, JR. AND WILLIAM BREWSTER, THEIR

..... *(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* GRANTEES, THEIR

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

Witness OUR handS ... this 14th day of MARCH ..... 19 96 . *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

LELAND D. WATTS

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

BOOK 9980 PG 752

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 (OR PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) the within named bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purpose therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 14th day of MARCH, 19 96.

Shaun E. Fentress
Notary Public

Commission expires 7/27/96

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 .....

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 (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) 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 SAID WINNIFRED A. WATTS.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 14th DAY OF MARCH, 1996.

Shaun E. Fentress
NOTARY PUBLIC

COMMISSION EXPIRES: 7/27/96

96 MAR 15 PM 2:17
REGISTER
DAVIDSON COUNTY, TN.

0160690
IDENTIF. & REFERENCE

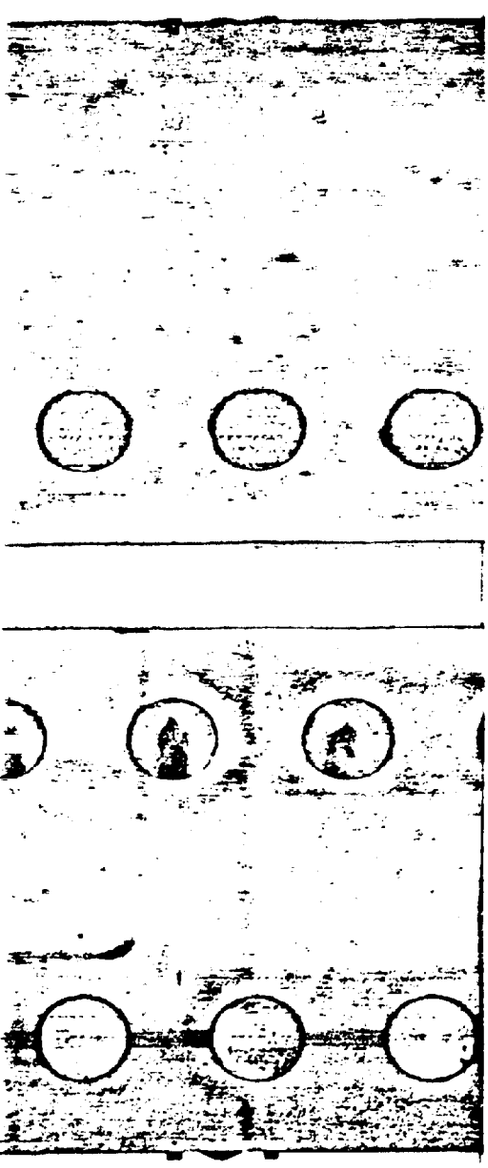
WARRANTY DEED

FROM
LELAND D. WATTS ET UX

TO
KAROLYN CARPENTER ET AL

9061 03/15 0101 03CHECK 210.65

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 9980 PG 753

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 54500.00
CON TX 201.65
PRFEE 1.00
WDEED 8.00
TOTAL 210.65
CHECK 210.65

03/15/96 01 14:18 0001 9061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0160690
IDENTIF. ← REFERENCE

96 MAR 15 PM 2:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1017123