WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $26,000.00

Betsy Bass Miller
Affiant

Sworn to and subscribed before me this 29 day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

96 APR -1 PM 3:49
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIFICATION REFERENCE

01661154

ADDRESS - NEW OWNER:

Betsy Bass Miller
461 West Brookmead Dr
Nashville, TN 37205

SEND TAX BILLS TO:

Same

MAP/PARCEL NUMBER:

Map 82-4
Par. 40

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the Agreement by the Grantee to assume and pay a certain Deed of Trust of record in Book 9886, page 421, Register's Office for Davidson County, Tennessee, I, Leland D. Watts, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto Betsy Bass Miller, hereinafter called Grantee, her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 205 and the northerly 13 feet of Lot No. 206 on the Plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee. This is the same description as in the previous deed of record.

Said Lot No. 205 and part of Lot No. 206 front together 44 feet on the westerly side of North 7th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Leland D. Watts by deed from NationsBank of Tennessee, N.A., of record in Book 9811, page 983, Register's Office for Davidson County, Tennessee.

This is improved property known as 1122 North 7th Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs, assigns and representatives, to warrant and

forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29 day of March, 1996.

LELAND D. WATTS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

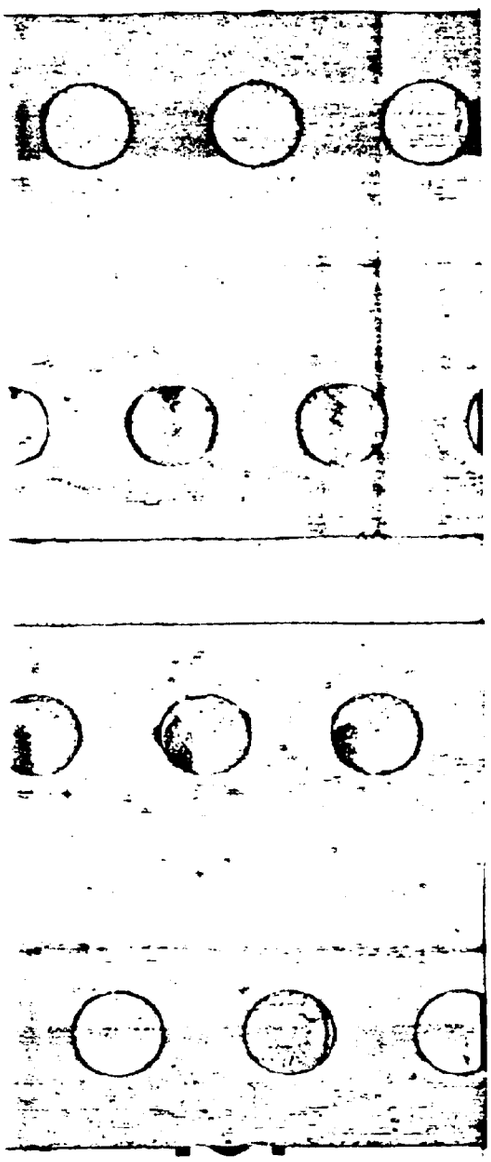
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named. Leland D. Watts, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29 day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BK 9998 PG 608

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

AMT	26000.00
CON TX	96.20
PRFEE	1.00
MTEED	3.00
TOTAL	105.20
CHECK	105.20

[illegible] 96 01 13:52 0001 4907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166154
IDENTIFICATION REFERENCE

96 APR -1 PM 3:49
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1022910