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

WARRANTY DEED

BOOK 10005 PG 37

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leland D. Watts (NAME)	Same (NAME)	83-1 97
6744 Quiet Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027 (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,

..Bob.Melton.and.wife,..Phyllis.N..Melton,.....

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 Lot No. 53 on the Map of Jones and Bradford's Subdivision, as of record in Book 161, page 152, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bob Melton and wife, Phyllis N. Melton, by deed from Cary F. Massey, Jr., of record in Book 8855, page 991, 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 $ 27,000.00

Subscribed and sworn to before me, this the 1st day of April 19 96.

Affiant

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

Notary Public

This is improved (XX) unimproved ( ) property, known as 1039 Sharpe Avenue, 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 hands *this* 1st *day of* April *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.*

Bob Melton
BOB MELTON

Phyllis N. Melton
PHYLLIS N. MELTON

RECORDER'S MEMO
ING, TYPING OR PRINTING IN
RECEIVED

STATE OF FLORIDA
COUNTY OF Columbia

Personally appeared before me, ...the undersigned.... *, a Notary Public in and for said County and State,* ....Bob Melton and wife, Phyllis N. Melton.... ....(or proved to me on 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 ....Lake City...., Florida, *this* ....1st.... *day of* ....April...., *19* ....96..

Arlene Huffstuttler ....Notary Public

Commission expires

Arlene Huffstuttler
Notary Public, State of Florida
Commission No. CC 352820
My Commission Expires 03/03/98
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

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* 6737 04/04 0101 03CHECK 108.90

.... *Notary Public*

Commission expires ....

WARRANTY DEED

FROM

BOB MELTON AND WIFE, PHYLLIS N. MELTON **TO** LELAND D. WATTS

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

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

96 APR -4 AM 10:47

ELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0167875

IDENTIF. & REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10005 PG 39

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 27000.00
				CON TX 99.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 108.90
				CHECK 108.90
		04/04/96	01	10:50 0001 6737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167875
IDENTIF. ↑ REFERENCE

96 APR -4 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024729