BOOK 10149 PG 407

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/...

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Fischer (NAME)	Homecomings Financial Network, (NAME)	
303-54C Ave. N ~~311 Scott Avenue~~ (ADDRESS)	800 Corporate Drive, Suite 424 (ADDRESS)	83-02-318
Nashville, TN ~~37206~~ 37209 (CITY) (STATE) (ZIP)	Ft. Lauderdale, FL 33334 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leland D. Watts and wife, Winnifred Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William F. Fischer and wife, Susan L. Fischer

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point 79 feet south of intersection of the northern line of said Lot 5 and western margin of Scott Avenue, being the southeast corner of the part of Lot 5 conveyed to Mary L. Binns to C. A. Goding, by deed of record in Book 502, Page 421, said Register's Office, running thence west with the south part of the tract sold to Goding, 217 feet 11 inches, more or less, to the eastern margin of said alley; then southerly with eastern margin of said alley 111 feet, more or less, to the line of John J. Todd; thence easterly with the Todd line 218 feet, more or less, to the westerly margin of said Scott Avenue, running thence northwardly to the western margin of Scott Avenue 111 feet, more or less, to the beginning.

Being the same property conveyed to James R. Watts and Leland Watts by deed from Joyce Duncan of record in Book 6226, Page 645, Register's Office for Davidson County, TN. James R. Watts and wife, Gaye Watts conveyed their interest in subject property to Leland D. Watts and wife, Winnifred Watts by quitclaim deed of record in Book 9309, Page 852, said Register's Office.

This description is the same used in the previous deed of record.

Subject to all matters shown on the Plan of Record.

unimproved ( )
This is improved (X) property, known as 311 Scott Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand s this 2nd day of August 19 96

Leland D. Watts

Winnifred Watts by Leland D. Watts

BOOK 10149 PG 408

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leland D. Watts and wife, Winnifred Watts

the bargainor ~~s~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of August, 19 96.

Commission expires January 29, 2000

Notary Public

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

_____
Notary Public

IDENTIF. & REFERENCE 02212223

96 AUG -7 PM 1:29 REGISTER DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leland D. Watts, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for Winnifred Watts and that he is authorized by Winnifred Watts to execute this instrument on her behalf.

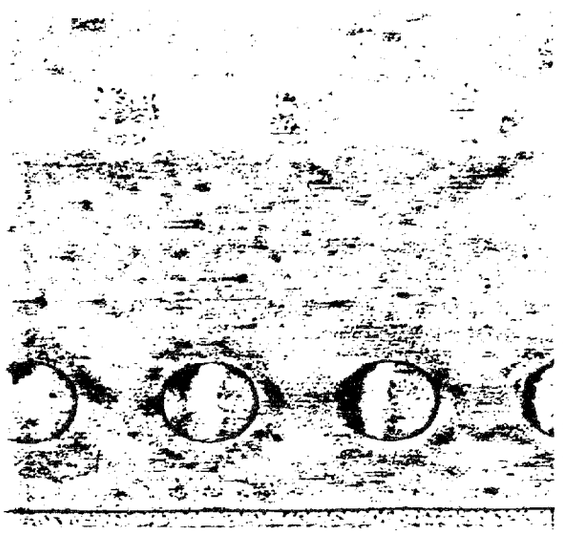
Witness my hand and seal at Brentwood, TN, this 2nd day of August, 1996.

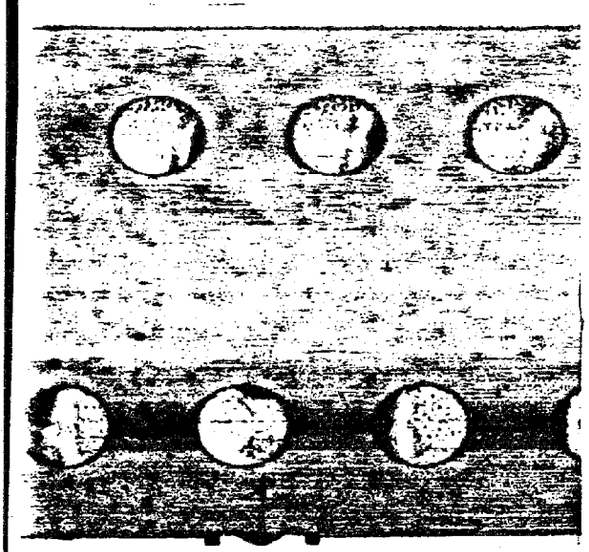
Notary Public

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

My commission expires 1/27/96

96/07 01:01 03CHECK 282.80





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

RECEIVED OF _____

FOR _____

BOOK 10149 PG 409

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 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 8.00
TOTAL 282.80
CHECK 282.80

08/07/96 01 13:35 0001 4519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02122223
IDENTIF. ↑ REFERENCE

96 AUG -7 PM 1:29
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1017123