BOOK 10224 PG 811

STATE OF TENNESSEE 7169-C
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October, 19 96.

_____
Notary Public Mark A. Ellmore

MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Leland D. Watts	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS 81-6-420
(NAME) 6744 Quiet Lane	(NAME) SAME	
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, TN 37027	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Victor C. Tyler and wife, Elfreda B. Tyler

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Leland D. Watts and wife, Winnifred A. Watts

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:

Being Lot No. 32 in the Subdivision of part of Lot No. 16 of the Nichol Property, a plan of which subdivision is recorded in Plat Book 2, page 49, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Victor C. Tyler by deed from Martin Van Sherrill and wife, Cynthia B. Sherrill, filed of record in Book 6357, page 721, Register's Office for Davidson County, Tennessee. Said property having since been conveyed to Victor C. Tyler and wife, Elfreda B. Tyler by Quitclaim Deed from Bretran R. Thompson, Trustee of record in Book 7389, page 288, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2301 Seifried Street, Nashville, Tennessee 37208

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 their hand s this 8th day of October, 19 96.

Victor C. Tyler

Elfreda B. Tyler

BOOK 10224 PG 812

7169-C

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Victor C. Tyler and wife, Elfreda B. Tyler the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of October, 1996.

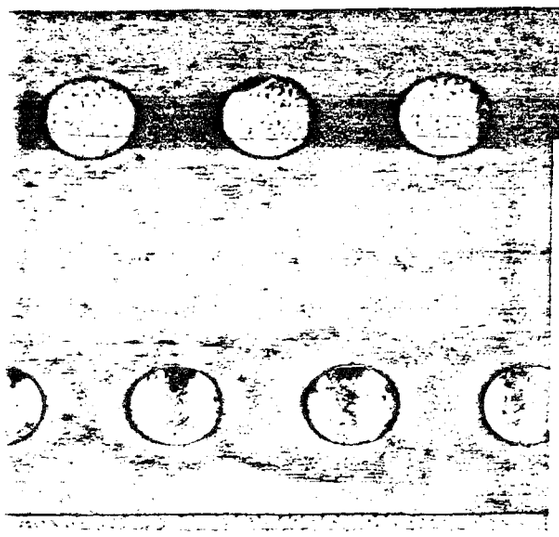
My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

96 OCT 14 PM 1:23

DAVIDSON COUNTY, TN.

9653 10/14 0101 03CHECK 95.95

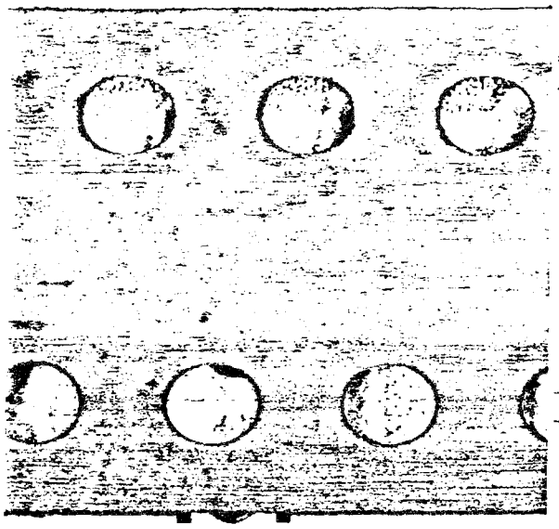


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10224 PG 813



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 23500.00
				CON TX 86.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 95.95
				CHECK 95.95
		10/14/96	01	13:30 0001 9653

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0235773
IDENTIF. & REFERENCE

96 OCT 14 PM 1:23

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

Nº 1076698

No. [redacted]