10/29/96 15:30 ☎615 256 5061 ☑002

Bk 286

96100012

THIS INSTRUMENT PREPARED BY:
Leroy J. Ellis, III, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Leland Watts and Winnifred A. Watts	SAME	81-11-110
1612 23rd Avenue North Nashville TN 37208		

BOOK 10244 PG 21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, United Companies Lending Corporation has this day bargained and sold, and do hereby transfer and convey unto the said Leland Watts the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 126 on the map of S.A. Champion's Subdivision, as of record in Book 161, page 132, Register's Office for said county.

Said Lot No. 126 fronts 50 feet on the easterly side of 23rd Avenue, North and runs back between parallel lines 150 feet to the alley.

Being the same property conveyed to United Companies Lending Corporation by Substitute Trustee's Deed from James A. Crislip, Substitute Trustee dated July 26, 1996 of record in Book 10142, Page 406, Register's Office, Davidson County, Tennessee.

The above legal description is the same as in the previous deed of record.

STATE OF Tennessee
COUNTY OF Davison

The actual consideration or value whichever is greater, for this transfer is 12,000.00.

Subscribed and sworn to before me this the 20 day of October, 1996.

Affiant

Notary Public *Affix Seal*

My Commission Expires: May 28, 2000

This is unimproved ( ) property known as 1612 23rd Avenue North Nashville, TN. 37208
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees 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 in unencumbered, except for those encumbrances set forth hereinafter.

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.

Whenever 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 hands this , the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

United Companies Lending Corporation

By: George Killam *(name)*
Title: Vice President

Jess Kindig

Scott Crockett

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

96100012

BOOK 10244 PG 22

STATE OF: Louisiana
PARISH OF: East Baton Rouge

Before me, Evelyn Roberson *, a Notary Public of the State and County aforesaid, personally appeared* George Killam *, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence,) and who, upon oath acknowledged* Hisself *to be Vice-President of the United Companies Lending Corporation, the within named bargainor, a corporation and that* ~~he~~ *as such Vice-President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* his self *as such* Vice President *.*

Witness my hand and official seal, at office in Parish of East Baton Rouge, Louisiana, this 29th *day of* October *, 1996.*

Evelyn Roberson
Notary Public

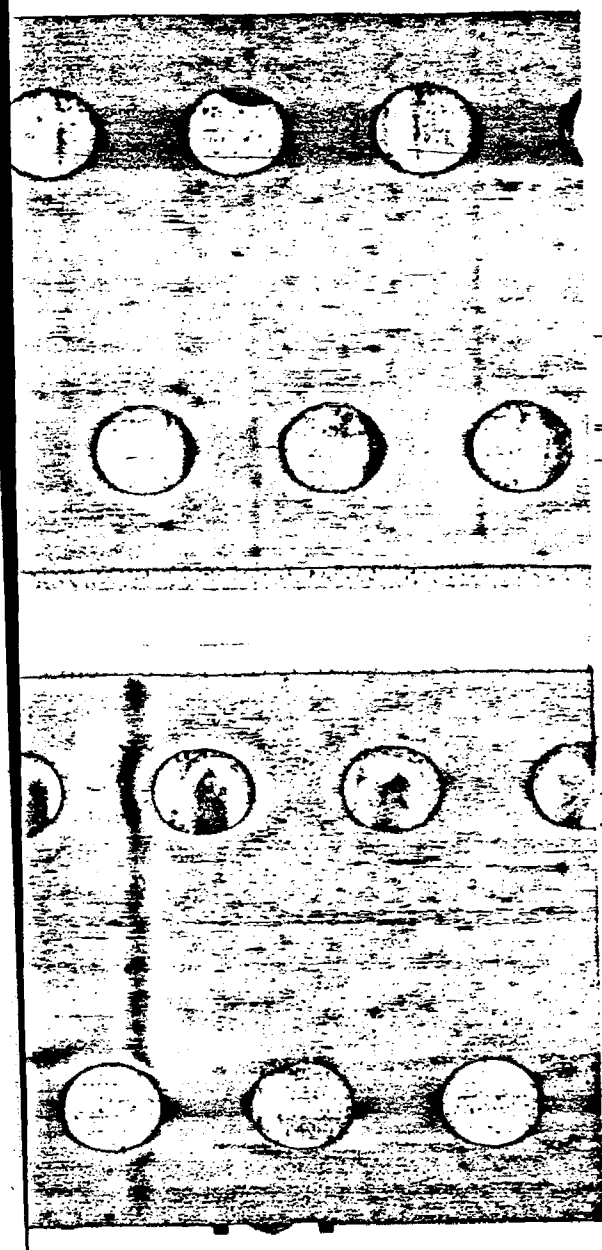
My Commission Expires: @ death.

EVELYN ROBERSON
NOTARY PUBLIC
COMMISSIONED IN THE PARISH OF LIVINGSTON
QUALIFIED TO ACT IN THE PARISH OF EAST BATON ROUGE
STATE OF LOUISIANA
MY COMMISSION IS FOR LIFE

0241987
IDENTIF. ↑ REFERENCE

96 OCT 31 PM 12:31
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

6355 10/31 0101 03CHECK 53.40



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

RECEIVED OF _____

FOR _____

BOOK 10244 PG 23

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	12000.00
			CON TX	44.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	53.40
			CHECK	53.40

10/31/96 01 12:33 0001 6355

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. + REFERENCE 0241987

96 OCT 31 PM 12:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1083301