26B

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Leland Watts	[New Owner]	]
[2409 Lloyd Avenue	[ ]	Map 092-06-0]
[Nashville, TN 37218	[ ]	Parcel 597.00]
[	[ ]	]
[	[ ]	]

[This instrument prepared by: Robert J. Notestine III, Attorney]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205]
[ ]
[ ]

BOOK 10285 PG 1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Johnny Burroughs and wife, Linda Burroughs (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Leland Watts (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 30 in Bransford Realty Company Subdivision of Buchi's Subdivision of Lot No. 20 McNairy Subdivision a plan of which is of record in Book 421, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot fronts fifty feet on the east side of Buchi Ave. and extends back easterly parallel lines 153 1/3 feet more or less to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by Warranty Deed from Carrie Brantley James and Ada Brantley Hayes of record in Book 10284, Page 994, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 722 26th Avenue North, Nashville, Tennessee 37208.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $9,000.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[2nd day of December, 1996.]
[ ]
[Notary Public]
[My Commission Expires 3-6-99]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of December, 1996.

JOHNNY BURROUGHS

LINDA BURROUGHS

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 **Johnny Burroughs and wife, Linda Burroughs,** 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 2nd day of December, 1996.

NOTARY PUBLIC

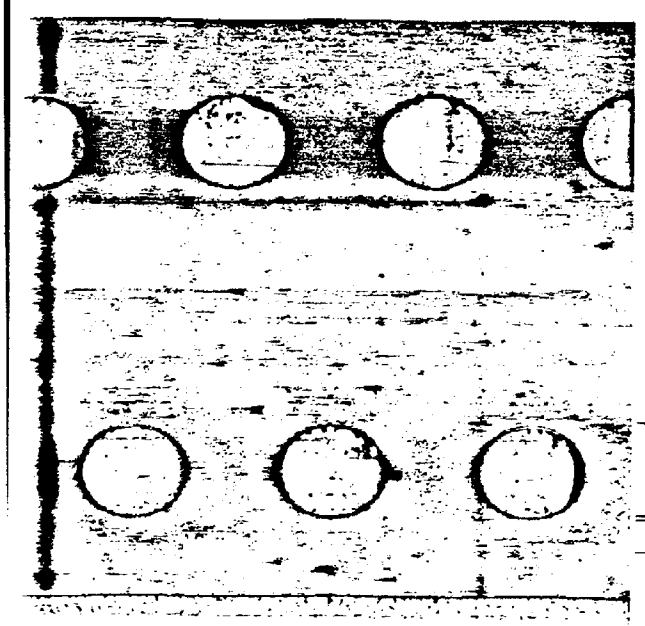
My Commission Expires: 3-6-99

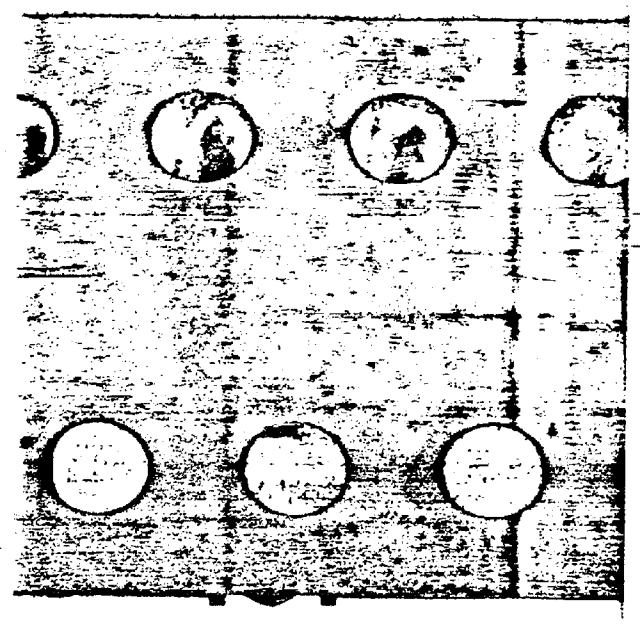
0254108
IDENTIF. & REFERENCE

96 DEC -9 PM 1:17

REGISTER
DAVIDSON COUNTY, TN.

3681 12/09 0101 03CHECK 42.30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10285 PG 3

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	9000.00
			CON TX	33.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	42.30
			CHECK	42.30

12/09/96 01 13:16 0001 3681

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0254108
IDENTIF. # REFERENCE

96 DEC -9 PM 1:17

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1096321