# WARRANTY DEED

BOOK 10285 PG 164

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC EXP. 9/28/98 DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY:
D.W. McMACKIN, 5200 MARYLAND WAY, SUITE 105, BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| LELAND D. WATTS | SAME | Map & Parcel No. |
| Quiet (NAME) | (NAME) | |
| 6744 ~~QUITE~~ LANE | | 81-11-266 |
| (ADDRESS) | (ADDRESS) | |
| BRENTWOOD, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (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, SOUTHERN FINANCIAL, INC.

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:

LAND in Davidson County, Tennessee, being Lot No. 2 on the unrecorded resubdivision of Lots Nos. 370 and 371 on the Plan of McGavock, Wetmore and other's Second Addition to Nashville, as of record in Book 21, page 41, Register's Office for said County, according to a survey made on June 7, 1950, by George W. Watkins, Surveyor, and particulary descibed as follows:

SAID Lot No. 2 beginning on the south side of Wheeless Street at a point 33 feet from the southeast corner of the intersection of 17th Avenue North 90 feet to a dead line; thence east parallel with Wheeless Street 28 feet to a point; thence north and parallel with 17th Avenue North 90 feet to a point in the south side of Wheeless Street; thence west with the southerly margin of Wheeless Street 28 feet to the point of beginning.

BEING the same property conveyed to Southern Financial, Inc. by deed from D.W. McMackin, Substitute Trustee, of record in Book 10227, page 427, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1609 Wheeless Street, Nashville, TN 37208
(House Number) (Street) (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 my hand this 5th day of November 19 96

SOUTHERN FINANCIAL, INC.
By:
JIM MCCORD, BRANCH VICE-PRES.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared JIM MCCORD and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the BRANCH VICE-PRES. and _____ respectively of the SOUTHERN FINANCIAL, INC. the within named bargainor, and corporation, and that he as such BRANCH VICE-PRES. 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 JIM MCCORD as such BRANCH VICE-PRES., and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at BRENTWOOD, TENNESSEE on this the 5th day of November 1996.

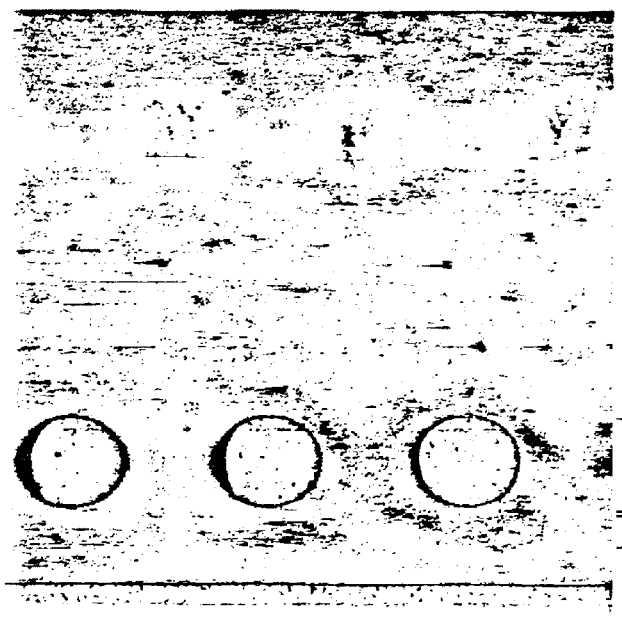
My commission expires 7/25/98 Notary Public

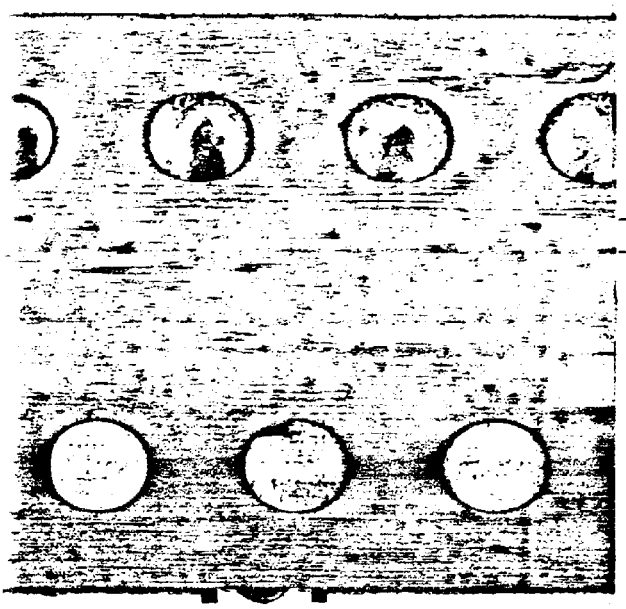
0254141
IDENTIF. # REFERENCE

96 DEC -9 PM 2:06

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

3715 12/09 0101 03CHECK 75.00





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

**RECEIVED OF** _____

**FOR** _____

BOOK 10285 PG 166

| | | |
|---|---|---|
| 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 | 18000.00 |
| CON TX | 66.60 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 75.60 |
| CHECK | 75.60 |

12/09/96 01 14:07 0001 3715

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0254141
IDENTIF. A REFERENCE

96 DEC -9 PM 2:06

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

**No.** 1096355