PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of December, 1996, by and between JAMES D. KISH, UNMARRIED, Grantor, and LELAND D. WATTS, Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars and no/100 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES D. KISH, UNMARRIED, herein referred to as Grantor, has this day bargained, sold and does hereby transfer and convey unto the said LELAND D. WATTS, herein referred to as Grantee, their successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is _____improved property known as 310 RADNOR STREET, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantor does covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantor further covenants and binds, themselves his/her heirs and representatives, to warrant forever defend the title to said Grantee, his/her successors and assigns, against the lawful claims of all persons whomsoever.

MICHELLE L. KISH, wife of the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

JAMES D. KISH
Signature of Seller

Michelle L. Kish
Wife of Grantor

0257825
IDENTIFICATION REFERENCE

96 DEC 20 PM 1:46
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

PICK-UP

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES D. KISH and HIS WIFE, MICHELLE L. KISH,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of **December, 1996.**

Notary Public

My Commission Expires: My Commission Expires NOV. 27, 1999

Name and Address of Property Owner:

LELAND D. WATTS
6744 Quiet Ln
Brentwood, TN 37027

Property Address:

310 RADNOR STREET
NASHVILLE, TN 37211

Person Responsible for Taxes:

7913 12/20 0101 03CHECK 131.45

SAME

Parcel #: MAP 119-14, PARCEL 217

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $32,013.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **18th** day of **December, 1996.**

Notary Public

My Commission Expires NOV. 27, 1999

My Commission Expires: _____

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Pleasant View Subdivision of Mrs. McCombs' property, as of record in Book 421, page 134, Register's Office, Register's Office for said County.

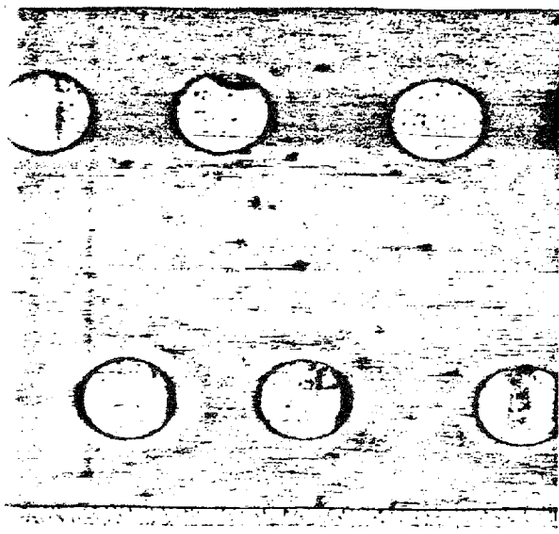
Said Lot No. 54 fronts 50 feet on the northerly side of East Radnor, formerly Beymer Street, and runs back between parallel lines 174 feet to an alley.

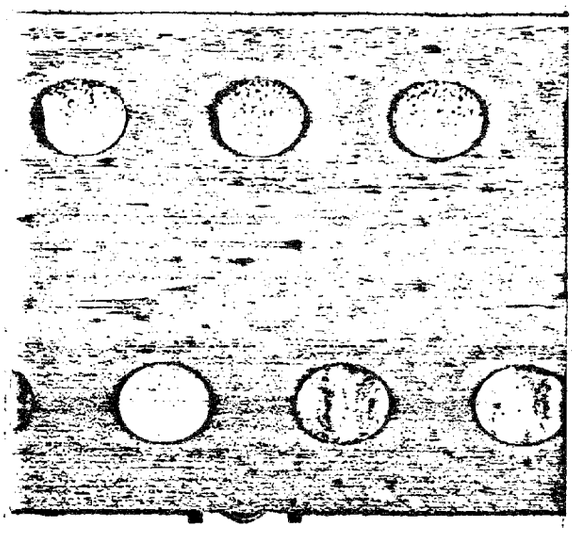
BEING the same property conveyed to JAMES D. KISH, by Quitclaim Deed from LISA KISH, of record in Book 8512, page 252, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 119-14, PARCEL 217).

2. All matters set forth on the Plan of record in Book 421, page 134, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10297 PG 604

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

MAMT 32013.00
ERR CO
MAMT 32013.00-
CAMT 32013.00
CON TX 118.45
PRFEE 1.00
WDEED 12.00
TOTAL 131.45
CHECK 131.45

12/20/96 01 [illegible] 0001 7915

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257825
IDENTIF. # REFERENCE

96 DEC 20 PM 1:46

[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1100497