LeLand D. Watts
6744 Quiet Ln.
Brentwood, TN 37027

SAME

81-11
428

BOOK 10313 PG 572

PREPARED BY:
1st Family Financial Services
3122 North Gallatin Rd.
Madison, TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 6,500
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7th DAY OF January 1997
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE, Made this 3rd day of January in the year of Our Lord One Thousand Nine Hundred and Ninety Seven, between First Family Financial Services, Inc. of the State of Tennessee and County of Davidson, of the first part, LeLand D. Watts, JR. of the State of Tennessee and the County of Davidson the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Six Thousand Five Hundred and No 00/100 Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, His heirs and assigns, all that tract or parcel of land lying and being in Davidson County, State of Tennessee being more particularly described as follows:

See Attached Exhibit "A"

2833 01/07 0101 03CHECK 37.05

It is expressly agreed that this property is purchased in a as is condition and no warranty is given to habitability.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said party of the second part, His heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for His heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, His heirs and assigns, against the claims of all persons owing, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

0262288
IDENTIFICATION REFERENCE

PICK-UP
97 JAN -7 PM 1:58
DAVIDSON COUNTY, TN.

Signed, sealed and delivered in presence of:

First Family Financial Services, Inc.

Glen S. Kelley/Vice-President

Carole M. Wolfe

Ken Walls/Vice-President

SEAL CORPORATE

STATE OF GEORGIA
COUNTY OF DEKALB

Personally appeared before me, the undersigned authority in and for said county and state, the within named Glen S. Kelley Ken Walls, who are, respectively, Vice-President and Vice-President of First Family Financial Services, Inc. who acknowledged that they each signed, sealed and delivered the above and foregoing instrument on the day and in the year therein mentioned, as the act and deed of said corporation, being authorized so to do.

Given under my hand and official seal, this the 3rd day of January, 1997.

Alissa Hannah

Notary Public

NOTARY PUBLIC DEKALB COUNTY, GEORGIA

My Comm. Expires:
Notary Public, Dekalb County, Georgia
My Commission Expires April 12, 1997

Book 48

BOOK 10313 PG 574

EXHIBIT "A"

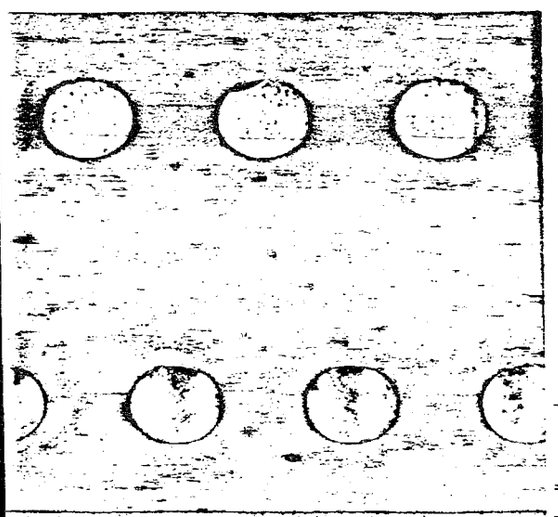
Land in Davidson County, State of Tennessee, being the north 40 feet of the south 80 feet of Lot No. 197 on the Map of D. T. McGavock, et al, Addition to the town of Nashville, of record in Book 21, page 41, Register's Office for said County.

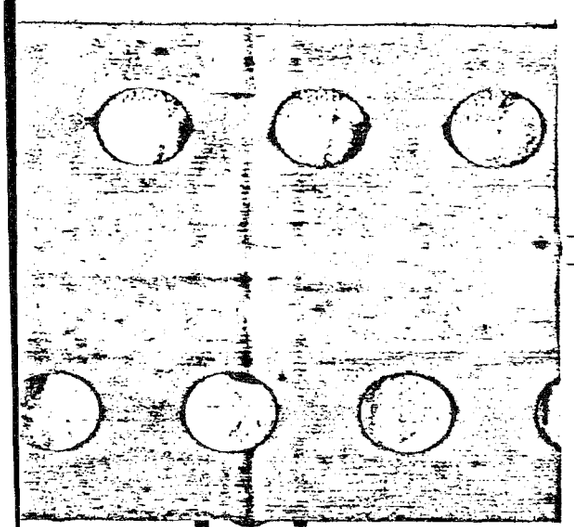
Said part of said lot fronts 40 feet on the easterly side of 14th Avenue North and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Willie W. Chamberlain and wife, Lucelia Chamberlain by deed from R. E. Lee Charlton and wife, Mannie Ruth Charlton by deed of record in Book 1633, page 401 Register;s Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO FIRST FAMILY FINANCIAL SERVICES BY SUBSTITUTE TRUSTEE'S DEED FROM WILLIE W. CHAMBERLIN AND WIFE, LUCELIA CHAMBERLIN BY DEED OF RECORD IN BOOK 10034, PAGE 671, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LEELAND WATTS FROM FIRST FAMILY FINANCIAL SERVICES BY DEED RECORDED SIMULTANEOUSLY, IN THE REGISTER OFFICE FOR DAVIDSON COUNTY, TENNESSEE.





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

RECEIVED OF _____

FOR _____

BOOK 10313 PG 575

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	AMT	TOTAL PAID
				CON TX	24.05
				PRFEE	1.00
				WDEED	12.00
				TOTAL	37.05
				CHECK	37.05
			01/07/97	01	14:01 0001 2833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262288
IDENTIF. & REFERENCE

97 JAN -7 PM 1:58

REGISTER
DAVIDSON COUNTY, TN.

No. 1105366