26B

BOOK 10318 PG 690

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Leland Watts [6744 Quiet Ln, [Brentwood TN 37027	[NEW OWNER [SAME ADDRESS	] Map 092-06-0] Parcel 529.00

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

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 successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 in the A. Roth's Subdivision of Lots 21 and 22, Boyd McNairy Tract, as of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the Westerly side of 27th Avenue North and extends back westwardly between parallel lines 116 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by Warranty Deed from Dexter J. Gladney of record in Book 10318, Page 687, 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 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 719 Lena Street, Nashville, Tennessee 37208.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)

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

Johnny Burroughs
Affiant

[Subscribed and sworn to before me this 3rd day of January, 1997.

Notary Public

My Commission Expires 1/29/2000

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 heirs 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 January, 1997.

Johnny Burroughs

Linda Burroughs

4512 01/14 0101 03CHECK 53.40

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within, **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.

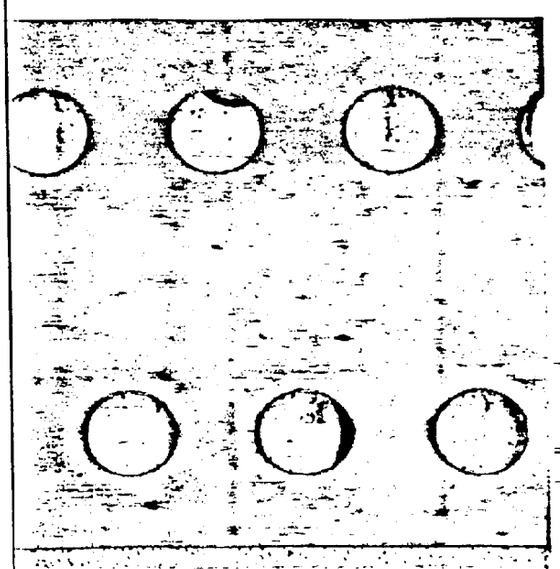
WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of January, 1997.

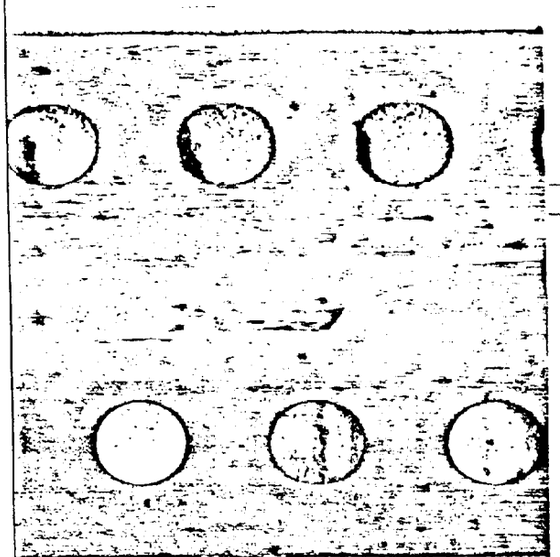
NOTARY PUBLIC

My Commission Expires: 1/29/2000

97 JAN 14 AM 10:17
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
126387.4





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10318 PG 692

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
			01/14/97 01	10:17 0001 4512

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

026387 4
IDENTIFICATION REFERENCE

97 JAN 14 AM 10: 17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107022