Mail

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

BOOK 10322 PG 744

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of January, 1997, by and between AMANDA BROWN, 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, AMANDA BROWN, 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 1711 16TH AVENUE NORTH, NASHVILLE, TN.

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.

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

Amanda Brown
AMANDA BROWN, Signature of Seller

97 JAN 17 PM 12:22
DAVIDSON COUNTY, TN.

5794 01/17 0101 03CHECK 38.90

0265078
IDENTIF. A REFERENCE

BOOK 10322 PG 745

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **AMANDA BROWN, UNMARRIED**, 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 **16th** day of **January, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

LELAND D. WATTS
6744 Quiet Lane
Brentwood, Tn 37027

Property Address:

1711 16TH AVENUE NORTH
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Parcel #: MAP 81-11, PARCEL 257.00

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 $7000, 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 **16th** day of **January, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

RETURN TO:

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

EXHIBIT 'A'

BEING the southerly half of Lot No. 347 on the Plan of McGavock, Wetmore and Others Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

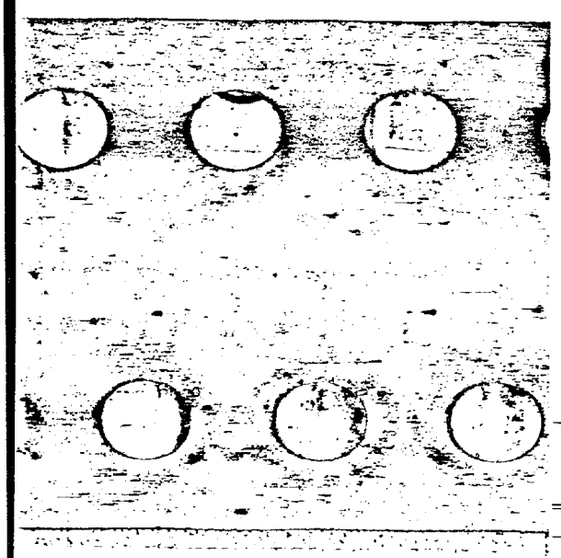
Said part of Lot No. 347 fronts 50 feet on the westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel linesw 170 feet to an alley.

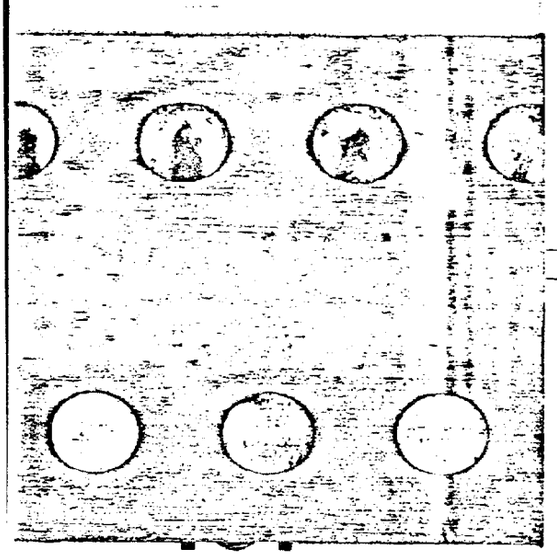
BEING the same property conveyed to Burley Coleman and wife, Almitter Coleman, by deed from W.R. Haddock and wife, Audry Haddock, of record in Book 2246, page 1, Register's Office for Davidson County, Tennessee. Burley Coleman died 7/1/58, and the property vested by operation of law in his surviving spouse, Almitter Coleman. Almitter Coleman died 7/17/76, intestate, survived by her children, Amanda Brown; Zennie Coleman, deceased, being survived by her daughter, Grace Simmons; Emma Coleman Crawford; Mary Alice Coleman Collier, Deceased, with no issue; Almeda Coleman Pope; Edward Coleman; Mattie Coleman Pullens, deceased, being survived by her daughter, Mary Elizabeth Collier; Nicholas Coleman, deceased, with no issue; Rosie Coleman Hill, deceased, with no issue; Lula Coleman Malone, deceased, with no issue; and Joseph Coleman, deceased, with no issue. Grace Simmons, Emma Coleman Crawford, Almeda Coleman Pope, Edward Coleman, and Mary Elizabeth Collier conveyed all of their right, title and interest in and to said property to AMANDA BROWN, UNMARRIED, by Quitclaim Deed of record in Book 10304, page 73, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All county real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 81-11, PARCEL 257.00.

2. All matters set forth on the Plan of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., that may be shown thereon.





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

RECEIVED OF _____

FOR _____

BOOK 10322 PG 747

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	7000.00
			CON TX	25.90
			PRFEE	1.00
			WDEED	12.00
			TOTAL	38.90
			CHECK	38.90
01/17/97	01		12:23 0001	5794

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0265078
IDENTIF. # REFERENCE

97 JAN 17 PM 12:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1108289