0267160

IDENTIF. & REFERENCE

97 JAN 27 AM 10:48

DAVIDSON COUNTY, TN.

BOOK 10329 PG 686

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

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of January, 1997, by and between LELAND D. WATTS and WINNIFRED A. WATTS, HUSBAND AND WIFE, Grantors, and JAMES S. SWEENEY, SR. and RITA E. SWEENEY, HUSBAND AND WIFE, Grantees.

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, WE, LELAND D. WATTS and WINNIFRED A. WATTS, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained, sold and do hereby transfer and convey unto the said JAMES S. SWEENEY, SR. and RITA E. SWEENEY, HUSBAND AND WIFE, herein referred to as Grantees, 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 Grantors 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 620 STOCKELL STREET, NASHVILLE, TN 37207.

WINNIFRED A. WATTS, wife of LELAND D. WATTS, 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.

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

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

LELAND D. WATTS, Signature of Seller

WINNIFRED A. WATTS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, LELAND D. WATTS, the within named bargainor, 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 office in DAVIDSON County, this 23rd day of January, 1997.

Notary Public

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

My Commission Expires: 5/28/2000

BOOK 10329 PG 687

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **23rd** day of **January, 1997** before me personally appeared **LELAND D. WATTS**, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **WINNIFRED A. WATTS**, and acknowledged that he/she executed the same as the free act and deed of said **LELAND D. WATTS**.

Witness my hand, at office, this **23rd** day of **January, 1997.**

Notary Public

My Commission Expires: 5/28/2000

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

Name and Address of Property Owner:

JAMES S. SWEENEY, SR. and RITA E. SWEENEY
102 Lands End
Hendersonville Tn 37075

Property Address:

620 STOCKELL STREET
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Parcel #: MAP 082-07, PARCEL 270.00

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 $32000, 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.

James S. Sweeney, Sr.
Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **January, 1997.**

Notary Public

My Commission Expires: 5/28/2000

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

RETURN TO:

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

EXHIBIT 'A'

Being Lot No. 14 on the Plan ofManey's Addition to East Nashville, as of record in Book 57, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts on the westerly side of Stockell Street, formerly Vansinderin Street, and runs back between lines, with the southerly margin of Grace Avenue, formerly Kent Street, 150 feet to an alley, measuring 51 feet 6 inches thereon.

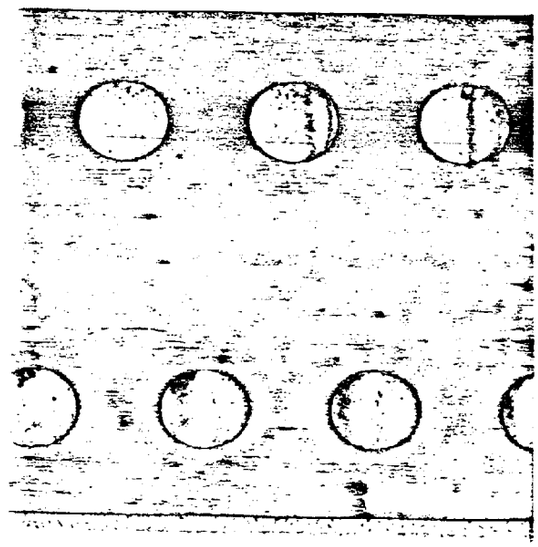
BEING the same property conveyed to LELAND D. WATTS, by Deed from ROBERT H. MELTON, of record in Book 10118, page 811, Register's Office for Davidson County, Tennessee.

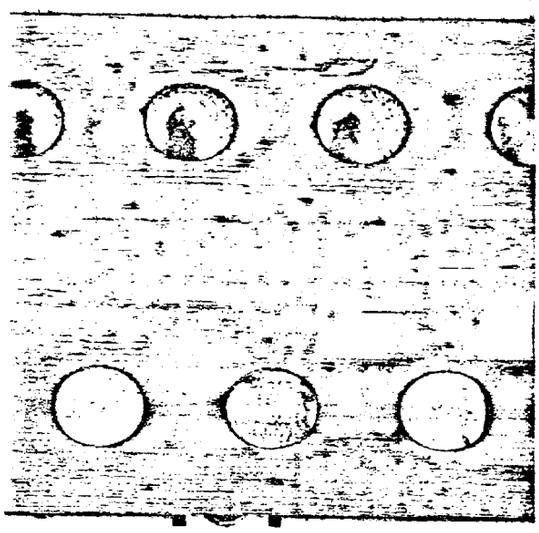
EXHIBIT 'B'

1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 082-07, PARCEL 270.00, 523.13).

2. All matters set forth on the Plan of record in Book 57, page 112, Register's Office for Davidson County, Tennessee.

0047 01/27 0101 03CHECK 131.40





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

RECEIVED OF _____

FOR _____

BOOK 10329 PG 689

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 32000.00
				CON TX 118.40
				PRFEE 1.00
				WDEED 12.00
				TOTAL 131.40
				CHECK 131.40
			01/27/97 01	10:49 0001 8047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0267160 IDENTIF. ↑ REFERENCE

97 JAN 27 AM 10: 4

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 1110520