BOOK 10349 PG 216

Name and Address New Owner:
Leland D. Watts and wife,
Winnifred A. Watts
6744 Quiet Lane
Brentwood, TN 37027

Send Tax Bills
Same as New Owner

MAP AND PARCEL NUMBER:

Map 71-15
Parcel 304

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **WE, LEROY GOINS, JR. AND WIFE, GLORIA GOINS,** the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **LELAND D. WATTS AND WIFE, WINNIFRED A. WATTS,** all our right, title and interest in and to a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for taxes for the year 1997. This conveyance is made subject to notes, easements, setback lines, etc. as may be set forth on the Plan of Sharp and Horn's Second Addition of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee.

GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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WITNESS our hands this the 12th day of FEBRUARY, 1997.

Leroy Goins, Jr.

Gloria Goins

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Leroy Goins, Jr. and wife, Gloria Goins, 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 MADISON, Tennessee, this the 12th day of February, 1997.

My Commission expires:
5/23/98

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Sworn to and subscribed before me
this the 12th day of FEBRUARY, 1997.

Notary Public

My Commission expires: 5/23/98

97 FEB 13 PM 2:55

DAVIDSON COUNTY, TN.

0272959

IDENTIF. & REFERENCE

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EXHIBIT "A"

Land in **Davidson** County, Tennessee, being Lot No. 110 on the Plat of Sharpe and Horn's Second Addition, which plan is of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

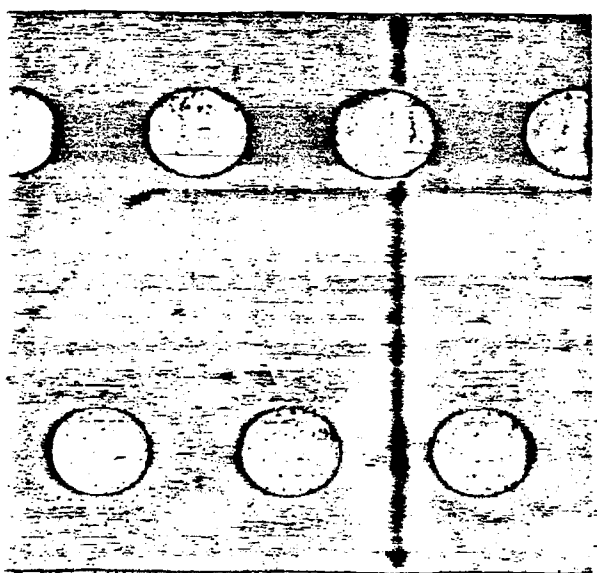
Said Lot No. 110 fronts 50 feet on the easterly side of Joseph Avenue and runs back between parallel lines 145 feet to an alley.

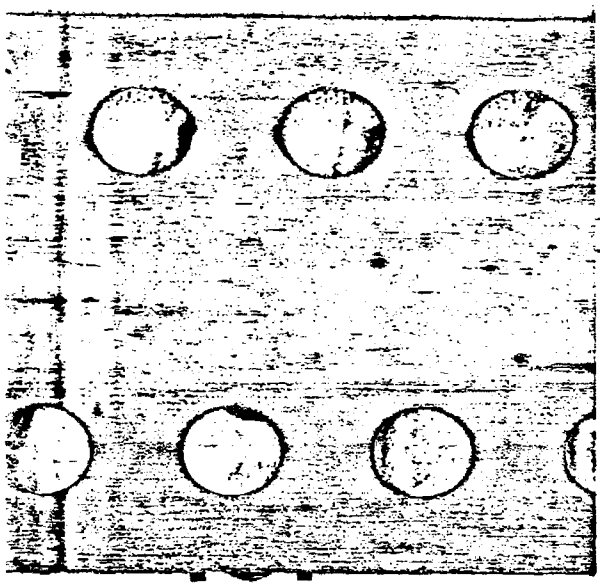
Being the same property conveyed to Leroy Goins, Jr. and wife, Gloria Goins by Special Warranty Deed from Associates Financial Services Company, Inc. of record in Book 9334, Page 965, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1217 JOSEPH AVENUE, NASHVILLE, TN 37207

THIS INSTRUMENT PREPARED BY:
Mail
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

6265 02/13 0101 03CHECK 105.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL 105.50
CHECK 105.50

02/13/97 01 14:58 0001 6265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272959
IDENTIF. & REFERENCE

97 FEB 13 PM 2:55
REGISTER
DAVIDSON COUNTY, TN.

No. 1116732