Mail

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

ADDRESS NEW OWNER:

LELAND D. WATTS AND WIFE,
WINNIFRED A. WATTS
6744 QUIET LANE
BRENTWOOD, TN 37027

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 91-4, PARCEL 48

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,500.00

Leland D. Watts

AFFIANT

Subscribed and sworn to me, this the 19 day of FEBRUARY,

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

Denise C. Allis

Notary Public
My commission expires: 5/28/2000

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, ROY L. THOMPSON AND WIFE, M. KATHERINE THOMPSON, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said LELAND D. WATTS AND WIFE, WINNIFRED A. WATTS, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, 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 by reference.

This is improved property known as 1042 40TH AVENUE NORTH, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES. THEIR successors. heirs and assigns forever. WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple. have a good right to convey it. and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES. THEIR successors. heirs and assigns. against the lawful claims of all persons.

WITNESS OUR HANDS this 19 day of FEBRUARY, 1997.

Roy L. Thompson
ROY L. THOMPSON

M. Katherine Thompson
M. KATHERINE THOMPSON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me. the undersigned. a Notary Public in and for said County and State. ROY L. THOMPSON AND WIFE. M. KATHERINE THOMPSON. the within named bargainors. with whom I am personally acquainted (or who proved TO ME upon 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. on this the 19 day of February. 1997.

Denise C. Allis
notary public

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

My commission expires: 5/28/2000

97 FEB 21 AM 10:07

02274988

IDENTIFICATION REFERENCE

8469 02/21 0101 03CHECK 54.

EXHIBIT 'A'

BEING the southeasterly triangular part of Lot No. 1, all of Lot No. 2 and the north 2 feet of Lot No. 3 on the Map of a Subdivision of Lots 25 and 26 of the Country Lanes, being a subdivision of Lot No. 42 on the Clifton Plan, as of record in Book 161, page 169, Register's Office for Davidson County, Tennessee, described according to a survey made by Harvey Gee, Surveyor, April 30, 1951, as follows:

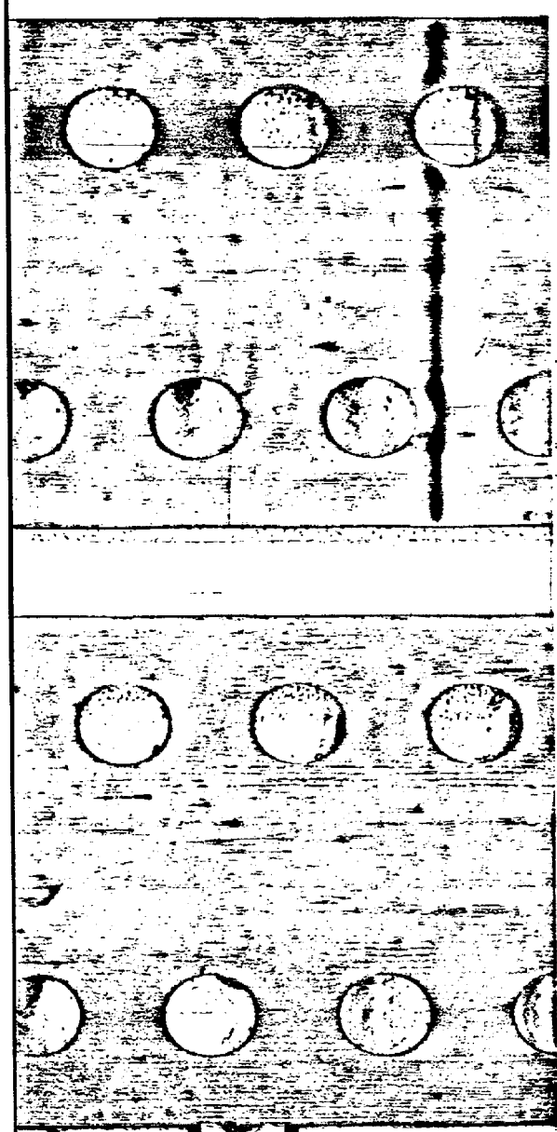
BEGINNING at a point in the east margin of 40th Avenue North, 94.5 feet south of the south margin of Centennial Boulevard; thence easterly, approximately parallel to the line of Lots Nos. 1 and 2, 70.3 feet; thence northeasterly 73.1 feet to a point in the west margin of an alley, which is 17 feet south to the south margin of Centennial Boulevard; thence with the margin of said alley, southeasterly 86 feet to an iron pin, which is 2 feet south of the corner of Lots 2 and 3; thence with the margin of the same, northwesterly 37.5 feet to the beginning.

Being the same property conveyed to Roy L. Thompson and wife, M. Katherine Thompson, by Deed from William Parker, of record in Book 7888, page 486, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1997 and all future years.

2. All matters set forth on the Plan of record in Book 161, page 169, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 10355 PG 389

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 12500.00	
			CON TX 46.25	
			PRFEE 1.00	
			WDEED 8.00	
			~~TOTAL~~ ~~55.25~~	
			~~CHECK~~ ~~55.25~~	
02/21/97	01	10:12 0001 8469		
			VOID	
			~~BY BANK~~ 8.00-	
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK				
			WDEED 12.00	
			~~TOTAL~~ ~~4.00~~	
			~~CHECK~~ ~~4.00~~	
02/21/97	01	10:13 0001 8470		

total $ 59.25

0274988
IDENTIF. # REFERENCE

97 FEB 21 P 1:03
DAVIDSON COUNTY, TN

8470 02/21 0101 03 ~~CHECK~~ ~~4.00~~

No. 1118910