BOOK 10377 PG 332

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **6th** day of **March, 1997** between **WILLIAM COLEMAN and VERICA COLEMAN, HUSBAND AND WIFE**, GRANTORs, and **LELAND D. WATTS and WINNIFRED A. WATTS, HUSBAND AND WIFE** , GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM COLEMAN and VERICA COLEMAN, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto LELAND D. WATTS and WINNIFRED A. WATTS, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located 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 1406 22ND AVENUE NORTH, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, 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".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs and GRANTEEs on the day and year first above written.

WILLIAM COLEMAN
Signature of Seller

VERICA COLEMAN
Signature of Seller

97 MAR 12 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0281808
IDENTIF. ↑ REFERENCE

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **WILLIAM COLEMAN and VERICA COLEMAN, HUSBAND AND WIFE** , the within named 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, at office, this **6th** day of **March, 1997.**

Notary Public

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

My Commission Expires: 5/25/2000

Name and Address of Property Owner:

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

Property Address:

1406 22ND AVENUE NORTH
NASHVILLE, TN

Person Responsible for Taxes:

SAME
6744 QUIET LANE
BRENTWOOD, TN 37027

Map & Parcel #: MAP 81-15, PARCEL 86

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 **$15,000.00** 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 **6th** day of **March, 1997.**

Notary Public

My Commission Expires: 5/25/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Located in the second ward of the City of Nashville and being the southerly Forty (40) feet of Lot No. Eighty-Six (86) in S.A. Champion's Subdivision, of part of the Harding Property. A plan of which subdivision is of record in Book 161, page 132, of the Register's Office for said County.

Said Southerly part of Lot No. 86 fronts forty (40) fee on the Easterly side of 22nd Avenue North, formerly Champion Avenue and extends back Easterly, between parallel lines, one hundred fifty four and seven-tenths (154.7) feet to an alley in the rear.

Being the same property conveyed to A.L. Smith and wife, Mattie Smith, by Deed of Cockrill-Finagam Realty Company, of record in Book 546, page 400, Register's Office for DAVIDSON County, Tennessee, the said A.L. Smith and Mattie Smith since having been divorced by Final Decree of Divorce filed in Minute Book 38, page 450. A.L. Smith, a/k/a Albert L. Smith since remarried Dorothy Smith and they conveyed all of their undivided one-half interest in and to said property to Charles W. Hardy and wife, Gladys K. Hardy (his daughter). Charles Hardy, a/k/a Charles W. Hardy and wife, Gladys K. Hardy, conveyed all of their right, title and interest in and to said property (which was a one-half undivided interest) to William Coleman and wife, Verica Coleman, by Quitclaim Deed of record in Book 9379, page 416, said Register's Office. Mattie Smith died on May 12, 1958, intestate, survived by her children, Gladys K. Hardy, Matlyn Jefferson, Addie Pearl White and Albert Smith, Jr., being all of the heirs of Mattie Smith. Albert Smith, Jr. died on December 15, 1996, intestate, survived only by his wife, Robbie Smith and his daughter, Daphne Smith. Charles W. Hardy died on 1-10-94. Matlyn Jefferson, and husband, Lemon Jefferson, Addie Pearl White and husband, Dillis White, Robbie Smith, unmarried, and Daphne Smith, unmarried, conveyed all of their right, title and interest in and to said property to Gladys K. Hardy, a widow, by Quitclaim Deed of record in Book 10377 page 326, said Register's Office. Gladys K. Hardy, a widow, conveyed all of her remaining right, title and interest, in and to said property to William Coleman and wife, Verica Coleman, by Quitclaim Deed of record in Book 10377 page 330, said Register's Office.

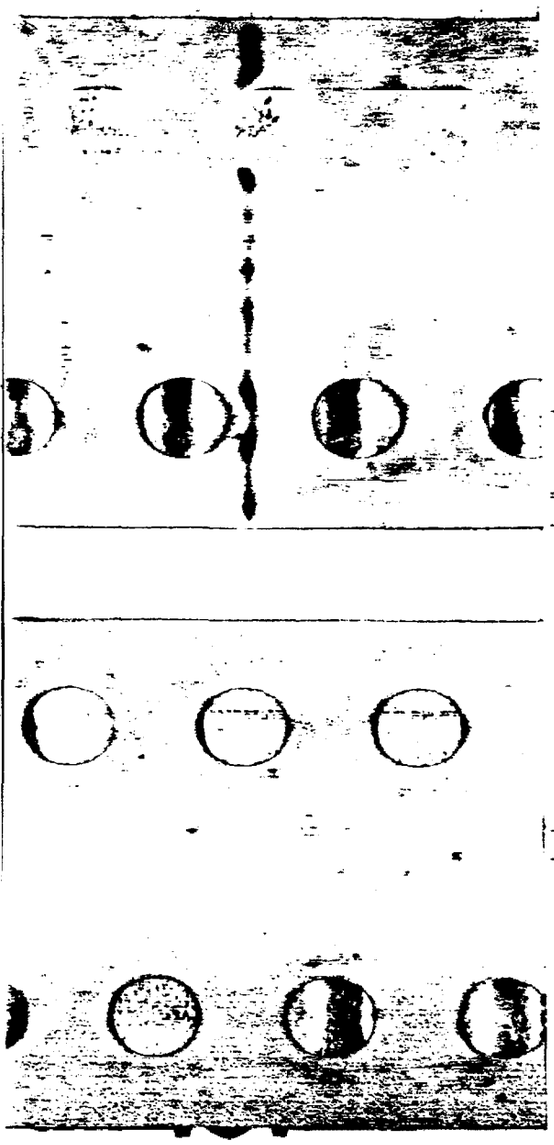
EXHIBIT 'B'

1. All County real property taxes for the year 1997 and subsequent years, a lien not yet due and payable.

2. All matters set forth on the Plan of record in Plat Book 161, page 132, Register's Office for Davidson County, Tennessee.

3. Any and all other matters appearing of record.

5794 03/12 0101 03CHECK 69.50



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	15000.00
			CDN TX	55.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	68.50
			CHECK	68.50
03/12/97	01	09:05	0001	5794

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0281808
IDENTIF. ↑ REFERENCE

97 MAR 12 AM 9:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1126155