RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

BOOK 10393 PG 933

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 **19th** day of **March, 1997** between **LELAND D. WATTS, A MARRIED MAN**, GRANTOR, 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 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, LELAND D. WATTS, A MARRIED MAN, a/k/a Leland Watts, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto JAMES S. SWEENEY, SR. and RITA E. SWEENEY, 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 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 by reference.

This is improved property known as 1216 Joseph Ave, Nashville, TN 37207
2207 24th Ave N, Nashville, TN 37208
901B Douglas Ave, Nashville, TN 37207.

WINNIFRED A. WATTS, wife of the Grantor herein, 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 heirs, successors and assigns forever. The GRANTOR does covenants and agrees with the said GRANTEEs 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".

GRANTOR further covenants and binds himself/herself/themselves, his/her 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 hand and seal of GRANTOR and GRANTEEs on the day and year first above written.

LELAND D. WATTS
Signature of Seller

Winnifred A. Watts, by her Attorney-in-Fact, Leland D. Watts
Signature of Spouse

0287843
IDENTIF. ↑ REFERENCE

07 MAR 27 AM 11:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared *before me*, a Notary Public of said County and State, **LELAND D. WATTS, A MARRIED MAN** , 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 **19th** day of **March, 1997.**

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY DENISE C. ALLIS

My Commission Expires: 5/28/2000

BOOK 10393 PG 934

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **19th** day of **March, 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 **19th** 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:

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

Property Address:

901B Douglas Ave., Nashville, TN 37207	2207 24TH Avenue N. Nashville, TN 37208	1216 Joseph Avenue Nashville, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: Map 071-15, parcel 285.00 Map 072-13, parcel 442.00
Map 81-2, parcel 22

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 **$101,500.00** 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 **19th** day of **March, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: 5/25/2000

EXHIBIT 'A'

Tract No. 1: Being Lot No. 40 on the Map of a Subdivision of Part of L. M. Ezell's 12.11 acre tract, being a part of the Talbot Lands as of record in Book 547, page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the northerly margin of Douglas Avenue (West) and extends back between parallel lines 285 feet to a dead line in the rear on which it measures 50 feet.

BEING the same property conveyed to Leland Watts, a married man, by Deed from B.L.C. Investments, Inc., a Tennessee corporation, of record in Deed Book 9808, page 701, Register's Office for Davidson County, Tennessee.

Tract No. 2: Being Lots Nos. 11 and 12 on the Plan of Beck Springs Addition, as of record in Book 332, page 81, Register's Office of Davidson County, Tennessee.

Said Lots adjoin and front together 80 feet on the westerly side of 24th Avenue North and run back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Leland D. Watts, a married man, by Deed from Citizens Savings Bank & Trust Co., of record in Deed Book 8182, page 203, Register's Office for Davidson County, Tennessee.

Tract No. 3: Being Lot No. 40 on the Map of a Subdivision of Part of L.M. Ezell's 12.11 acre tract, being a part of the Talbot Lands as of record in Book 547, page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the northerly margin of Douglas Avenue (West) and extends back between parallel lines 285 feet to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Leland Watts, a married man, by Deed from Helen Stockton Warren, an undivided one-fourth interest, and Sarah E. Lashlee, William V. Lashlee, Jr., David Warren Lashlee, Edward Corder Lashlee, Helen Stockton Warren and Albert W. Nisley, an undivided three-fourths interest, of record in Deed Book 8134, Page 302, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

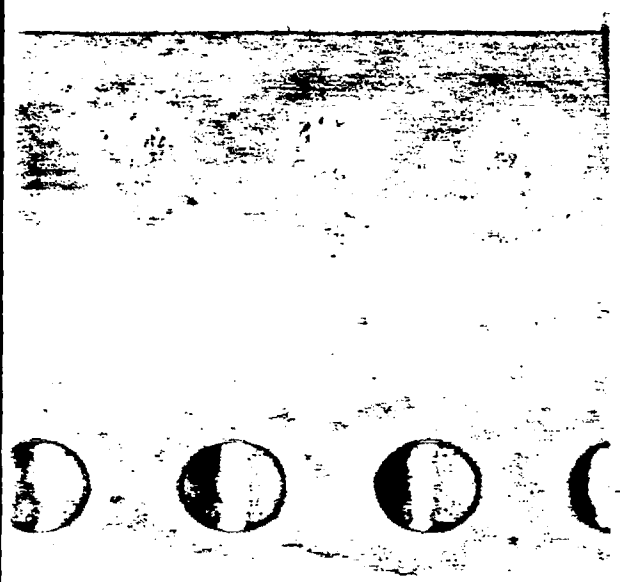
1. All County real property taxes for the year and subsequent years, a lien not yet due and payable (for all three tracts of land).

2. All matters set forth on the Plan of record in Plat Book 161, page 53, Register's Office for Davidson County, Tennessee (as to Tract No. 3).

3. All matters set forth on the Plan of record in Plat Book 332, page 81, said Register's Office (as to Tract No. 2).

4. All matters set forth on the Plan of record in Plat Book 547, page 51, said Register's Office (as to Tract No. 1).

5. Any and all other matters appearing of record.



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

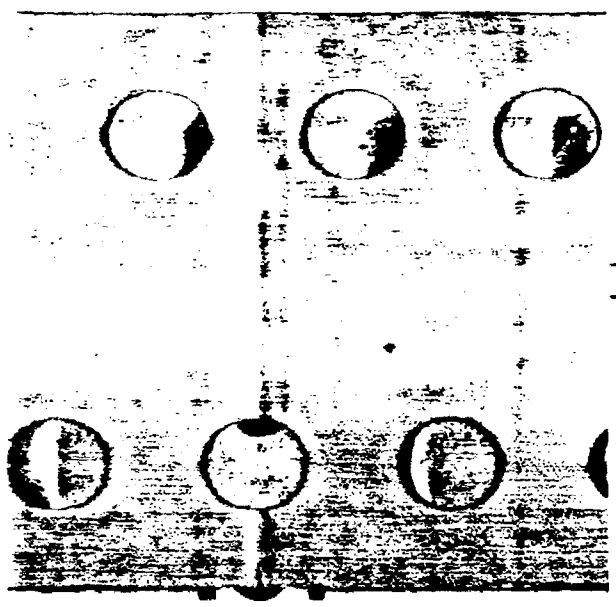
RECEIVED OF _____

FOR _____

BOOK 10393 PG 937

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 101500.00
CON TX 375.55
PRFEE 1.00
WDEED 16.00
TOTAL 392.55
CHECK 392.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/27/97 01 11:13 0.00 2287

0287843
IDENTIF. ↑ REFERENCE

97 MAR 27 AM 11:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1132574