ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Leland D. Watts and wife, Winnifred A. Watts 6744 Quiet Lane Brentwood, TN 37027	NEW OWNER	Tract I: Map 105-16-0 Parcel 229.00 Tract II: Map 071-08-0 Parcel 288.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

BOOK 10412 PG 53

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, R. Scott Tutt (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Leland D. Watts and wife, Winnifred A. Watts (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Please see attached Exhibit "A" for legal description.

Being the same property conveyed to R. Scott Tutt by Warranty Deed from Norma L. White, a widow of record in Book 8136, Page 220, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 2173 Carson Street, Nashville, Tennessee 37211 and 403 East Trinity Lane, Nashville, Tennessee 37207.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $68,000.00.

Affiant

Subscribed and sworn to before me this 4th day of April, 1997.

Notary Public

My Commission Expires 1-24-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of April, 1997.

R. Scott Tutt

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Scott Tutt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of April, 1997.

Notary Public

My Commission Expires: 1-24-99

0292909
IDENTIFICATION REFERENCE

97 APR -9 PM 3:01

7762 04/09 0101 03CHECK 260.60

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

RECEIVED OF _____

FOR _____

BOOK 10412 PG 55

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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

04/09/97 01 15:06 0001 7762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0292909
IDENTIF. ↑ REFERENCE

97 APR -9 PM 3:01
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1137983