BOOK 11441 PG 811

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 **16th** day of **April, 1997** between JOHN W. CARTER, TRUSTEE AND BEVERLY J. EDDINS, TRUSTEE, TRUSTEES OF LITTLE ZION PRIMITIVE BAPTIST CHURCH, 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, JOHN W. CARTER, TRUSTEE AND BEVERLY J. EDDINS, TRUSTEE, TRUSTEES OF LITTLE ZION PRIMITIVE BAPTIST CHURCH, 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 645 LISCHEY AVENUE, 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 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.

THE SAID TRUSTEES, JOHN W. CARTER AND BEVERLY J. EDDINS, hereby sign and execute the herein Warranty Deed in full accordance with the By-Laws of Little Zion Primitive Baptist Church, the said By-Laws fully authorizing them to do so.

WITNESS the hand and seal of GRANTORS on the day and year first above written.

JOHN W. CARTER, TRUSTEE, Signature of Seller

BEVERLY J. EDDINS, TRUSTEE
Signature of Seller

PICK-UP

7029 05/05 0101 03CHECK $1.00

97 MAY -5 PM 12:24
FILED & RECORDED IN THE REGISTER
DAVIDSON COUNTY, TN.

IDENTI... ...NCE 0301279

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOHN W. CARTER, TRUSTEE AND BEVERLY J. EDDINS, TRUSTEE, **TRUSTEES OF LITTLE ZION PRIMITIVE BAPTIST CHURCH, 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 16th day of **April, 1997.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

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

Property Address:

645 LISCHEY AVENUE
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 82-7 . PARCEL 379

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 **$4,000.00** 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 **16th** day of **April, 1997.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

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

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Village Manor, of record in Book 3300, page 55, said Register's Office.

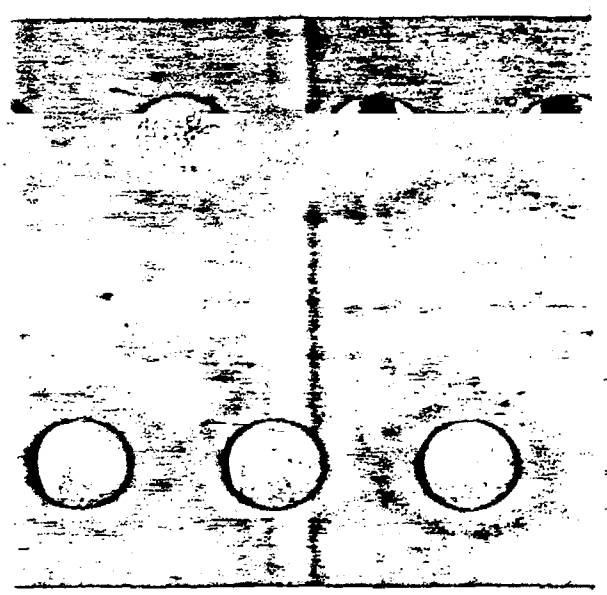
Said Lot No. 23 fronts 18.34 feet on the east side of North 4th Street and runs back 159.19 feet on the North line and 159.17 feet on the South line to an alley in the rear on which it measures 18.34.

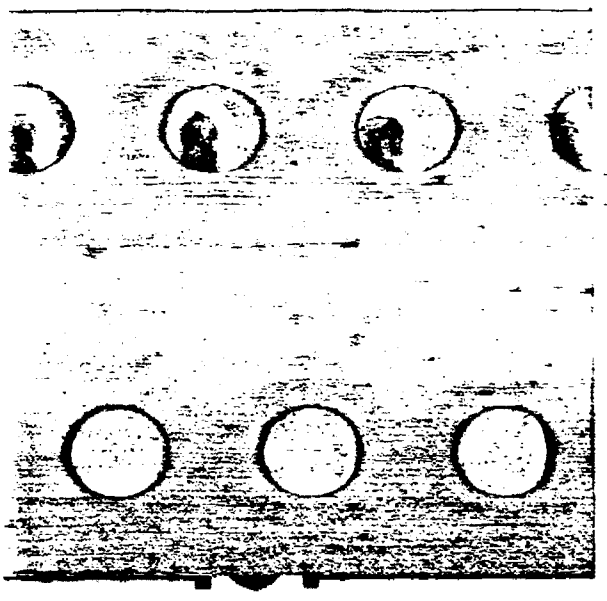
Being the same property conveyed to TRUSTEES OF LITTLE ZION PRIMITIVE BAPTIST CHURCH, by Deed from ANNE H. ZELLE, of record in Deed Book 9678, Page 347, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All real property taxes for the year 1997 and subsequent years not yet due and payable (1996 taxes paid - $443.25).

2. All matters set forth on the Plan of VILLAGE MANOR, of record in Book 3300, page 55, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10441 PG 815

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	4000.00
CON TX	14.80
PRFEE	1.00
WDEED	16.00
TOTAL	31.80
CHECK	31.80

05/05/97 01 12:26 0001 7029

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03001279

IDENTIFICATION REFERENCE

97 MAY -5 PM 12:25

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1147099