765

BOOK 10452 PG 573

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Glen Wallis	[NEW OWNER	[Map 091-04-0]
[315 Woodland Street	[	[Parcel 048.00]
[Nashville, Tennessee 37206	[	[ ]

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

WARRANTY DEED

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, we, Leland D. Watts and wife, Winnifred A. Watts, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Glen Wallis, (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

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 Lots 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 withe the margin of the same, northwesterly 37.5 feet to the beginning.

Being the same property conveyed to Leland D. Watts and wife, Winnifred A. Watta, from Roy L. Thompson and wife, M. Katherine Thompson, by Warranty Deed of Record in Book 10355, page 386, Register's Office for Davidson County, Tennessee.

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

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

This improved property is commonly known as 1042 40th Avenue North, Nashville, Tennessee 37209.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for this transfer is $28,000.00.

Glen Wallis
Affiant

[Subscribed and sworn to before me this 30th day of April, 1997

Notary Public

[My Commission Expires: 10-12-99

STATE OF TENNESSEE
DAVIDSON COUNTY

MAY 13 PM 12:09

IDENTIFICATION REFERENCE

03044422

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

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have caused this Deed to be executed this 30th day of April, 1997.

Leland D. Watts

Winnifred A. Watts
by Leland D. Watts,
her attorney in fact

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 **Leland D. Watts**, 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 day 30th of April, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-98

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

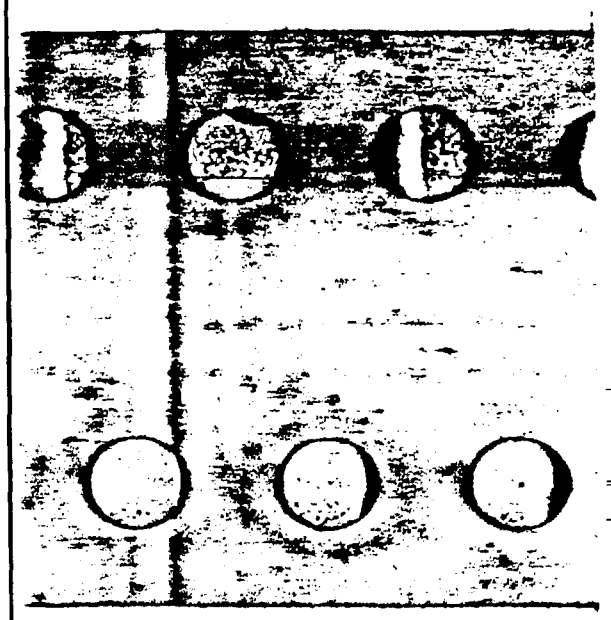
On this 30th day of April, 1997, before me personally appeared Leland D. Watts, to me known to be the person who executed the foregoing instrument on behalf of Winnifred A. Watts and who acknowledged that he executed the same as the free act and deed of the said Winnifred A. Watts.

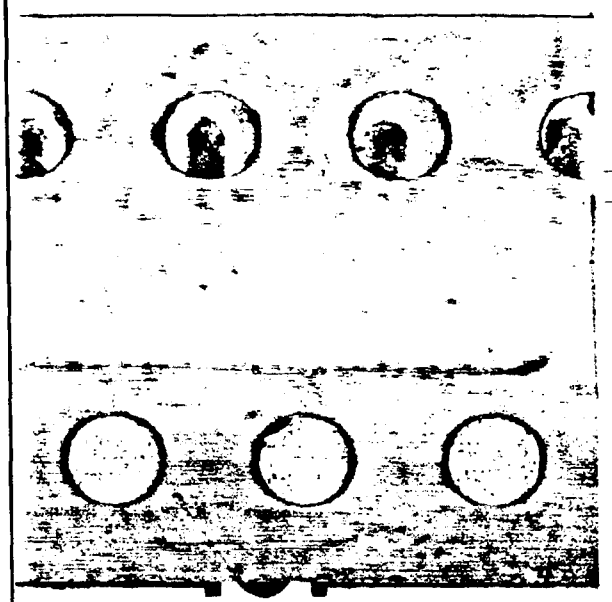
WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of April, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-98

95/13 0101 04/30/97 10:27:00
MORTGAGE TAX 112.50





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 28000.00
CON TX 103.60
PRFEE 1.00
WDEED 8.00
TOTAL 112.60
CHECK 112.60

05/13/97 01 12:11 0001 0497

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0304422
IDENTIF. & REFERENCE

97 MAY 13 PM 12:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1150536