BOOK 10454 PG 233

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 **13th** day of **May, 1997** between WILLIAM B. PETERSON and REBECCA PETERSON, HIS WIFE, GRANTORs, and LELAND D. WATTS, GRANTEE.

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 B. PETERSON and REBECCA PETERSON, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto LELAND D. WATTS, hereinafter referred to as GRANTEE, his/her 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 1215 JOSEPH AVENUE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs do covenant and agree with the said GRANTEE 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/itself, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

GRANTOR, WILLIAM B. PETERSON, is joined in this conveyance by his spouse, REBECCA PETERSON, for the express purpose of conveying any right, title and interest REBECCA PETERSON may have in and to the herein described property, marital or otherwise.

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

William B. Peterson
WILLIAM B. PETERSON Signature of Seller

Rebecca B. Peterson
REBECCA PETERSON
Signature of Seller

97 MAY 14 PM 2:08
FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

03049 14

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10454 PG 234

Personally appeared before me, a Notary Public of said County and State, WILLIAM B. PETERSON and REBECCA PETERSON, HIS 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 **13th** day of **May, 1997.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

LELAND D. WATTS
6744 Quiet Lane
Brentwood, TN 37027

Property Address:

1215 JOSEPH AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 71-15, PARCEL 305

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 **$23,000.00** 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 **13th** day of **May, 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'

Being Lot No. 109 on the Plan of Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Plat Book 161, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 109 fronts 50 feet on the easterly margin of Joseph Avenue and extends back between parallel lines 145 feet to an alley.

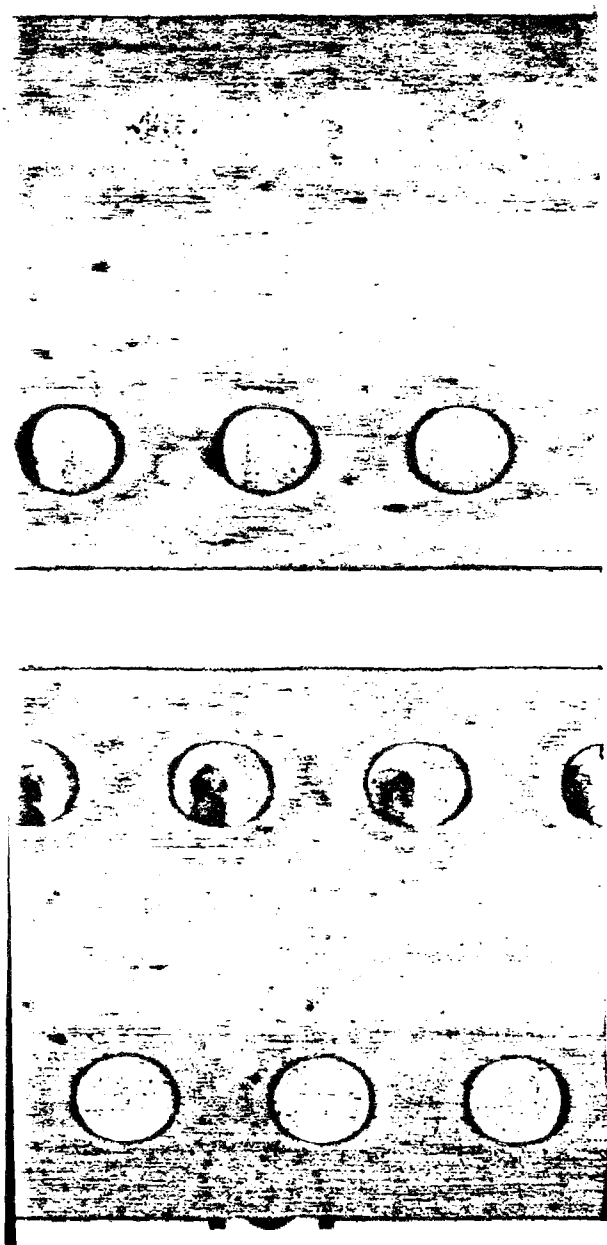
Being the same property conveyed to WILLIAM B. PETERSON, by Deed from LELAND D. AND WINNIFRED A. WATTS, of record in Deed Book 7423, Page 744, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 71-15, PARCEL 305, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 624.6).

2. All matters as set forth on the Plan of record in Plat Book 161, page 53, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

1029 05/14 0102 CHECK 20.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10454 PG 236

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 23000.00
CON TX 85.10
PRFEE 1.00
WDEED 12.00
TOTAL 98.10
CHECK 98.10

05/14/97 01 14:12 0001 1025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03049 14
IDENTIF. & REFERENCE

97 MAY 14 PM 2:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1151054