186

BOOK 10495 PG 117

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 **12th** day of **June, 1997** between ROBERT LEE BEARD, III, UNMARRIED, GRANTOR, 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, ROBERT LEE BEARD, III, UNMARRIED, hereinafter referred to as GRANTOR, does 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 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 2622 PENNINGTON AVENUE, NASHVILLE, TN 37216.

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 GRANTOR does covenants and agrees with the said GRANTEE 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/itself, his/her 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.

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

Robert Lee Beard III

ROBERT LEE BEARD, III,
Signature of Seller

97 JUN 17 PM 1:02
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

03116788

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ROBERT LEE BEARD, III, UNMARRIED, 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 **12th** day of **June, 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:

2622 PENNINGTON AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 072-15, PARCEL 018.00

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 **$11,000.00** 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 **12th** day of **June, 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 the easterly part of Lot No. 4 on the map showing the subdivision of certain lots in Belle Forest Subdivision of record in Book 547, page 33, Register's Office for said County, and being designated as Parcel 4 on the unrecorded map of a subdivision of certain lots for Sam Seligman on Pennington Avenue.

SAID Easterly part of Lot No. 4 fronts 50 feet on the west side of Pennington Avenue and runs back between parallel lines 179.5 feet to a dead line.

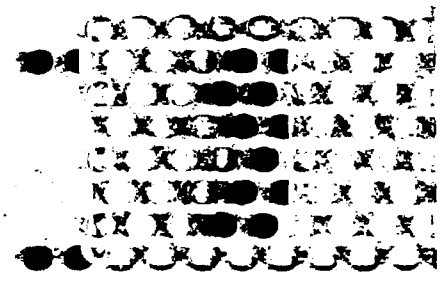
Being the same property conveyed to ROBERT LEE BEARD, III, by Deed from PAULETTE M. RUSSELL,, of record in Book 6415, page 442, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 072-15, PARCEL 018.00).

2. All matters as set forth on the Plan of record in Plat Book 547, page 3, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

4058 06/17 0101 03CHECK 1010
53-70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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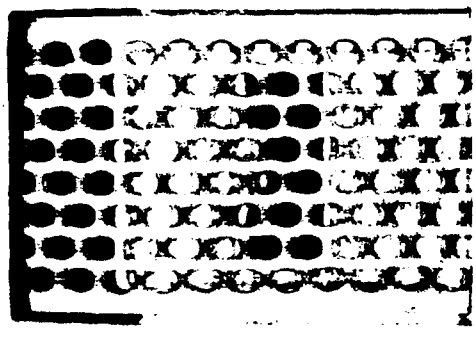
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 11000.00
CON TX 40.70
PRFEE 1.00
WDEED 12.00
TOTAL 53.70
CHECK 53.70

06/17/97 01 13:01 0001 4038

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03116788

IDENTIF. ↑ REFERENCE

97 JUN 17 PM 1:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1163920