18

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

BOOK 10495 PG 121

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **May, 1997** between STEVEN G. LAVIOLA, A MARRIED MAN,, and SHARON R. LAVIOLA, HIS WIFE, GRANTORs, and LELAND D. WATTS, A MARRIED MAN, 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, STEVEN G. LAVIOLA, A MARRIED MAN,, and SHARON R. LAVIOLA, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto LELAND D. WATTS, A MARRIED MAN, 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 2821 GALLATIN ROAD, 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 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.

SHARON R. LAVIOLA, wife of STEVEN G. LAVIOLA, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

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

STEVEN G. LAVIOLA Signature of Seller

SHARON R. LAVIOLA
Signature of Seller

97 JUN 17 PM 1:03
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 03167 89

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, STEVEN G. LAVIOLA, A MARRIED MAN,, and SHARON R. LAVIOLA, 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 **20th** day of **May, 1997.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

LELAND D. WATTS
6744 QUIET LANE
BRENTWOOD, TN 37027

Property Address:

2821 GALLATIN ROAD
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME
6744 QUIET LANE
BRENTWOOD, TN 37027

Map & Parcel #: MAP 072-10-0, PARCEL 059.00

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 **$115,000.00** 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.

Leland D. Watts
Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **May, 1997.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

EXHIBIT 'A'

BOOK 10495 PG 123

Being the northeast part of Lot No. 36 on the Plan of Dozier Place, of record in Book 974, page 51, Register's Office for said County, and described according to a survey by Barry Greer & Associates dated October 1, 1976 as follows:

Beginning at a point at the intersection of Dozier Place and Gallatin Road, said point being marked by a chiseled cross, thence along the westerly margin of Gallatin Road S 22 deg. 00' W 132.00 feet to another chiseled cross; thence N 67 deg. 28' W 200.41 feet to an existing axle shaft; thence N 22 deg. 44' E 107.90 feet to a corner post; thence along the southerly margin of Dozier Place S 74 deg. 40' E 200.39 feet to the point of beginning.

Being the same property conveyed to STEVEN G. LAVIOLA, by Deed from L.C. TANLEY, SR., ET UX ET AL, of record in Deed Book 9374, Page 231, Register's Office for DAVIDSON County, Tennessee.

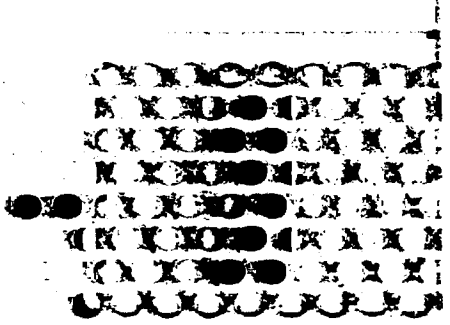
EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 072-10-0, PARCEL 059.00).

2. All matters as set forth on the Plan of record in Plat Book 974, page 279, said Register's Office. including any and all setback lines, easements, notes, restrictions, etc., which may be shown thereon.

3. Easement for 15-foot sewer, of record in Deed Book 7778, Page 279, Register's Office for DAVIDSON County, Tennessee.

AWAY 06/17 0101 03CHECK 438-50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10495 PG 124

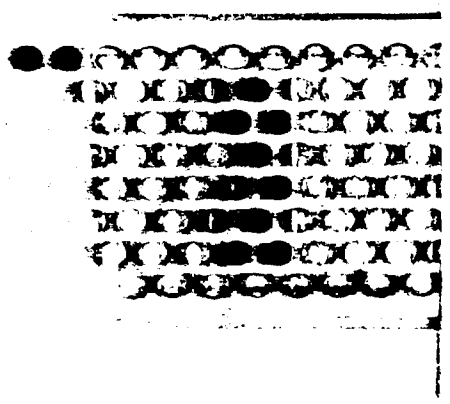
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 12.00
TOTAL 438.50
CHECK 438.50

06/17/97 01 13:02 0001 4039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0316789
IDENTIF. ↑ REFERENCE
97 JUN 17 PM 1:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1163921