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 **30th** day of **June, 1997** between LELAND D. WATTS, A MARRIED MAN,, and WINNIFRED A. WATTS, HIS WIFE, GRANTORs, and JAMES C. REEDY and MARLENE R. REEDY, 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, LELAND D. WATTS, A MARRIED MAN,, and WINNIFRED A. WATTS, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto JAMES C. REEDY and MARLENE R. REEDY, 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 1711 16TH AVENUE NORTH, 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 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.

WINNIFRED A. WATTS, wife of the Grantor herein, 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.

LELAND D. WATTS
Signature of Seller

WINNIFRED A. WATTS
Signature of Seller

0322856
IDENTIF. # REFERENCE

97 JUL -3 PM 12:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0692 07/03 0101 03CHECK 48.15

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10517 PG 394

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LELAND D. WATTS**, the within named bargainor, 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 and official seal at office in **DAVIDSON** County, this **30th** day of **June, 1997.**

Denise C. Allis
Notary Public

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

My Commission Expires: 5/28/2000

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **30th** day of **June, 1997** before me personally appeared LELAND D. WATTS to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of WINNIFRED A. WATTS, and acknowledged that he/she executed the same as the free act and deed of said LELAND D. WATTS

Witness my hand, at office, this **30th** day of **June, 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:

JAMES C. REEDY and MARLENE R. REEDY

Property Address:

1711 16TH AVENUE NORTH
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 81-11, PARCEL 257.00

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 **$9,500.00** 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.

James C. Reedy
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **June, 1997.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

RETURN TO:

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT 'A'

BEING the southerly half of Lot NO. 347 of McGavock, Wetmore and Others Second Addition, called The Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

Said part of Lot No. 347 fronts 50 feet on the westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley.

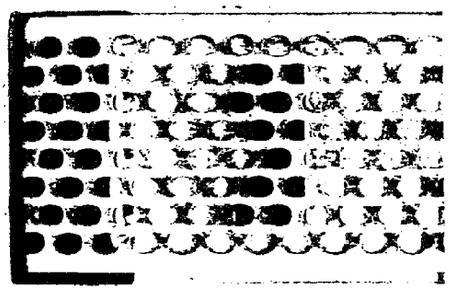
Being the same property conveyed to LELAND D. WATTS, by Deed from AMANDA BROWN, UNMARRIED, of record in Book 10322, page 744, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 81-11, PARCEL 257.00, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 153).

2. All matters as set forth on the Plan of record in Plat Book 21, page 41, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. NOTICE OF VACATED PROPERTY filed by the Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 21, 1997, and recorded in Book 10470, page 861, said Register's Office.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10517 PG 396

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

~~VOID~~

~~MAMT 9500.00~~
~~MOR TX 35.15~~
~~CAMT 35.15~~
~~PRFEE 1.00~~
~~TOTAL 0.00~~
~~WDEED 12.00~~
~~CHECK 0.00~~
~~TOTAL 48.15~~

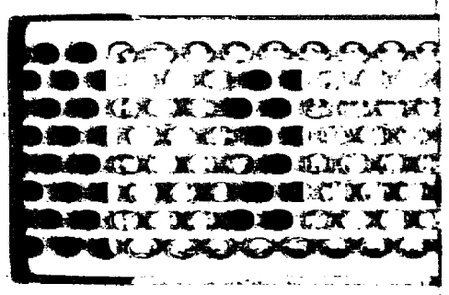
07/03/97 01 12:37 0001 0698
0698 07/03 0101 03CHECK 48.15
~~07/03/97 01 12:33 0001 0692~~
~~0698 07/03 0101 03CHECK 0.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~MAMT 9500.00-~~
~~VOID~~
~~CON TX 35.15~~
CAMT 9500.00
CON TX 35.15
~~TOTAL 0.00~~
CHECK 0.00
07/03/97 01 12:34 0001 0693
0693 07/03 0101 03CHECK ~~0.00~~

PFee 1.00
Wdeed 12.00
48.15

No. 1170467



0322856
IDENTIFICATION REFERENCE

97 JUL -3 PM 12:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN