186

BOOK 10541 PG 766

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 **21st** day of **July, 1997** between MARIE WEST MORRIS, UNMARRIED, GRANTOR, and JAMES R. WATTS and GAYE M. WATTS, 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, MARIE WEST MORRIS, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto JAMES R. WATTS and GAYE M. WATTS, 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 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 unimproved property known as 5.00 ACRES, RIDGEWOOD ROAD, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs 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 themselves, his/her 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.

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

Marie West Morris
MARIE WEST MORRIS, Signature of Seller

8640 07/25 01:1 03

0330056

IDENTIF. & REFERENCE

97 JUL 25 AM 9:45

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MARIE WEST MORRIS, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **July, 1997.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

JAMES R. WATTS and GAYE M. WATTS, HUSBAND AND WIFE
2819 Gallatin Road
Nashville Tn 37216

Property Address:

5.00 ACRES, RIDGEWOOD ROAD
GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 009.00, P/O PARCEL 053.00

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 **$16,500.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **July, 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 a parcel of land in the Second Civil District of Goodlettsville, Davidson County, Tennessee, located on the southerly margin of Ridgewood Road being more particularly described as per the survey of Crawford Land Surveyors, P.C., J. Allen Crawford, III, Surveyor No. 455, dated 10-10-96, follows:

BEGINNING at a point in the southwesterly margin of Ridgewood Road at a common corner with David Bulter, et ux, of record in Deed Book 7012, page 964, R.O.D.C.; thence, leaving said margin, with the northerly line of said Bulter. S 40 deg. 19' 00" W., 351.77 feet to a point; thence S 63 deg. 30' 00" W, 400.00 feet to a point; thence, leaving said Bulter, N 09 deg. 40' 08" W, 335.76 feet to a point; thence N 48 deg. 11' 37" E, 456.33 feet to a point in the southerly margin of Ridgewood Road; thence, with said margin S 61 deg. 30' 17" E, 211.96 feet to a point; thence, with a curve concave to the south having a central angle of 14 deg. 49' 09", a radius of 561.59 feet and a chord of S 52 deg. 54' 16" E, 144.85 feet for an arc length of 145.25 feet to the point of beginning, containing 217,914 square feet or 5.00 acres, more or less.

Being a portion of the same property conveyed to JOHN NATHAN MORRIS AND WIFE, MARIE WEST MORRIS, by Deed from WILLIAM T. WILLIAMS, JR., of record in Book 3787, page 466, Register's Office for Davidson County, Tennessee. THE SAID JOHN NATHAN MORRIS having since died, the property vests solely by operation in his widow, Marie West Morris, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 009.00, P/O PARCEL 053.00)

2. Right-of-way Deeds for easements, of record in Books 2281, page 348, and Book 2281, page 336, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			MORT 175.00	
			ST TX 41.00	
			PRFEE 1.00	
			MISC 12.00	
			TOTAL 74.00	
			CHECK 74.00	
07/25/97	CO	09.4- 0.01	85.40	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0339056
IDENTIFICATION REFERENCE

97 JUL 25 AM 9:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1178298