BOOK 10552 PG 388

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 **31st** day of **July, 1997** between LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, GRANTORs, and JAMES S. SWEENEY, SR. and RITA E. SWEENEY, 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 S. SWEENEY, SR. and RITA E. SWEENEY, 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 1410 ROSEBANK AVENUE, 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, Leland D. Watts, 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.

97 AUG -1 AM 11:22
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0332874
IDENTIF. ↑ REFERENCE

LELAND D. WATTS
Signature of Seller

Winnifred A. Watts by [illegible]

WINNIFRED A. WATTS, Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **31st** day of **July, 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 **31st** day of **July, 1997.**

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

Notary Public

My Commission Expires: dca 5/25/2000

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10552 PG 389

Personally appeared before me, a Notary Public of said County and State, LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, 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 **31st** day of **July, 1997.**

Notary Public

My Commission Expires: 5/25/2000

Name and Address of Property Owner:

JAMES S. SWEENEY, SR. and RITA E. SWEENEY, HUSBAND AND WIFE
102 LANDS END
HENDERSONVILLE, TN 37075

Property Address:

1410 ROSEBANK AVENUE
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 84-1, PARCEL 21

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 **$52,000.00** 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 **31st** day of **July, 1997.**

Notary Public

My Commission Expires: 5/25/2000

RETURN TO:

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

EXHIBIT 'A'

Land in Davidson County, Tennessee, being part of Lot No. 1 of the R.F. Davis Subdivision, not of record, and described according to a copy of a survey made by Ralph W.C. Lambert, Surveyor, dated November 26, 1960, as follows:

Beginning at an iron pin in the West margin of Rosebank Avenue at the Southeast corner of the property conveyed to the City of Nashville, by E.S. Weaver et ux, by deed of record in Book 2032, page 195, said Register's Office; thence along the South line of said property, North 88 deg. 30' West 180 feet to a bolt set in concrete; thence along the East line of the J.C. Barbour property by deed of correction from E.S. Weaver and wife, of record in Book 3163, page 375, said Register's Office, South 1 deg. 30' West 108 feet to an iron pin, Barbour's new Southeast corner; thence along a fence line, South 82 deg. 37' East 182 feet to an iron pin in the west margin of Rosebank Avenue; thence with said Avenue, North 1 deg. 30' East 130.5 feet to the beginning.

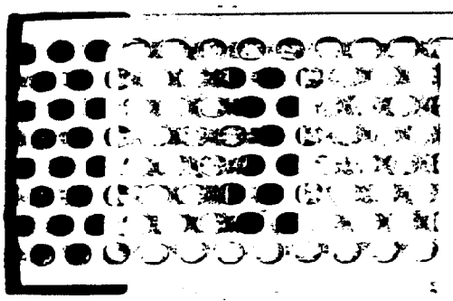
Being the same property conveyed to LELAND D. WATTS, by Deed from MALCOLM AND MARY B. CLISSOLD, of record in Book 9435, page 755, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 84-1, PARCEL 21).

1. Unrecorded easements for roads and utilities, if any.

1816 08/01 0101 03CHECK 205.40



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

RECEIVED OF _____

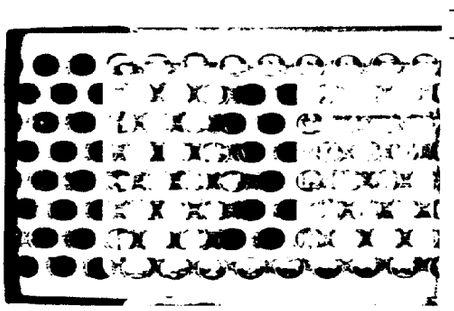
FOR _____

BOOK 10552 PG 391

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 52000.00
				CON TX 192.40
				PRFEE 1.00
				WDEED 12.00
				TOTAL 205.40
				CHECK 205.40
			08/01/97 01	11:21 0001 1816

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0332874
IDENTIF. ↑ REFERENCE

97 AUG -1 AM 11:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1181443