18

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

BOOK 10564 PG 902

ASSUMPTION WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **August, 1997** between **RADFORD GARROTT, A MARRIED MAN** , GRANTOR, 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 consideration, INCLUDING THE GRANTEE'S ASSUMPTION OF THAT CERTAIN INDEBTEDNESS FROM RADFORD GARROTT, TO WILLIAM H. BOWEN, TRUSTEE, OF RECORD IN BOOK 10066, PAGE 251, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND GRANTEE'S ASSUMPTION OF THAT CERTAIN INDEBTEDNESS FROM RADFORD GARROTT TO SHELTON HATCHER, TRUSTEE, OF RECORD IN BOOK 10066, PAGE 257, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, the receipt of which is hereby acknowledged, RADFORD GARROTT, A MARRIED MAN, hereinafter referred to as GRANTOR, does 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 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 605 40TH AVENUE NORTH, NASHVILLE, TN 37209.

GRANTOR hereby covenants that the subject property is not the marital property of GRANTOR and his spouse, and that GRANTOR'S spouse has no right, title or interest in and to the said property WHATSOEVER

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, 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 and GRANTEE on the day and year first above written.

Radford Garrott

RADFORD GARROTT
Signature of Seller

LELAND D. WATTS, BUYER

97 AUG 11 PM 2:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

03364 32

BOOK 10564 PG 903

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **RADFORD GARROTT, A MARRIED MAN** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1st** day of **August, 1997.**

Notary Public

My Commission Expires: 5/25/2000

Name and Address of Property Owner:

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

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **1st** day of **August, 1997.**

Notary Public

My Commission Expires: 5/25/2000

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

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office in **DAVIDSON** County, this **1st** day of **August, 1997.**

Notary Public

My Commission Expires:_____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office in **DAVIDSON** County, this **1st** day of **August, 1997.**

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

LELAND D. WATTS
6744 QUIET LANE
BRENTWOOD, TN 37027

BOOK 10564 PG 904

Property Address:

605 40TH AVENUE NORTH
NASHVILLE, TN 37209

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 091-12-0, PARCEL 243.00

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 **$52,808.44** 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 **1st** day of **August, 1997.**

Notary Public

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

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. 7 on the Plan of Clifton, as of record in Book 21, page 35, Register's Office for said county, also called Lot No. 3 in the Subdivision of the Land of Mrs. Mary Harwell, plan not of record, and described according to a survey of R.L. Montoya-Land Surveying dated April 17, 1978 as follows: Beginning at an iron pipe in the westerly margin of 40th Avenue, North, at a point 100 feet more or less Northerly from the Northwest corner of said avenue, and Delaware Avenue, being the Northeast corner of Lester W. Mumphry, Jr.'s property as of record in Book 4868, page 22, Register's Office for said County, and the Southeast corner of the described lot; thence along the South line of t his lot South 88 degrees 51' 56" West 200.00 feet to an iron pin located in the East margin of Alley No. 1189; thence with said East margin North 5 degrees 11' 29" East 48.96 feet to an iron fence corner; said corner being the Southwest corner of Arthur Kimbroth's property as of record in Book 747, page 231, Register's Office for said County; thence with the North line of this lot North 89 degrees 07' 50" East 200.00 feet to a point in the West margin of 40th Avenue, North; thence with said margin South 5 degrees 11' 29" West 48.02 feet to the point of beginning, containing 9646 square feet (0.22 acres) more or less.

Being the same property conveyed to RADFORD GARROTT by Deed from SANDRA J. HUBBELL, UNMARRIED, of record in Book 10066, page 247, Register's Office for DAVIDSON County, Tennessee.

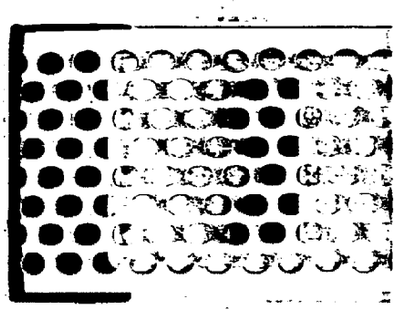
EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 091-12-0, PARCEL 243.00, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 1092.62).

2. All matters as set forth on the Plan of record in Plat Book 21, page 35, said Register's Office, INCLUDING any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

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

5634 08/11 0101 03CHECK 212.40



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

RECEIVED OF _____

FOR _____

BOOK 10564 PG 906

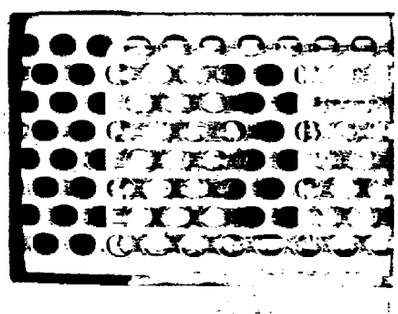
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 52808.44
ERR CO
MAMT 52808.44-
CAMT 52808.44
CON TX 195.40
PRFEE 1.00
DEED 16.00
TOTAL 212.40
CHECK 212.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/11/97 01 14:04 0001 5634



03364.32
IDENTIF. & REFERENCE

97 AUG 11 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1185213