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 **11th** day of **August, 1997** between DAVID N. O. PATTON III and LAURA B. PATTON, HUSBAND AND 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, DAVID N. O. PATTON III and LAURA B. PATTON, HUSBAND AND 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 715 JOSEPH AVENUE, NASHVILLE, TN 37207.

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 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 themselves, 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.

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

DAVID N. O. PATTON III
Signature of Seller

Laura B. Patton
LAURA B. PATTON
Signature of Seller

0338286
IDENTIF. ↑ REFERENCE

97 AUG 18 PM 1:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DAVID N. O. PATTON**, 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 **11th** day of **August, 1997.**

Notary Public

DENISE M. HILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2002

INDIVIDUAL GEORGIA
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~ FAYETTE)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LAURA B. PATTON**, 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 **11th** day of **August, 1997.**

Notary Public

My Commission Expires: ~~Notary Public, Fayette County, Georgia~~
My Commission Expires May 29, 2000

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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **11th** 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **11th** day of **August, 1997.**

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

LELAND D. WATTS, A MARRIED MAN
6744 QUIET LANE
BRENTWOOD, TN 37027

BOOK 10571 PG 529

Property Address:

715 JOSEPH AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 082-07, PARCEL 200.00

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 **$11,000.00** 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.

Sandra E. Fisher
Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **August, 1997.**

Denise C. Allis
Notary Public

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

My Commission Expires: 5/28/2000

RETURN TO:

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

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Townwood Homes, Section 1, as of record in Book 3106, page 147, Register's Office for said County.

Said Lot No. 8 fronts 19.0 feet on the easterly side of Joseph Street and extends back between parallel lines 136.0 feet to an alley in the rear.

Being the same property conveyed to DAVID N. O. PATTON and LAURA B. PATTON, HUSBAND AND WIFE by Deed from WILLIAM DAN AND ALMA H. BISHOP, of record in Book 4032, page 668, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

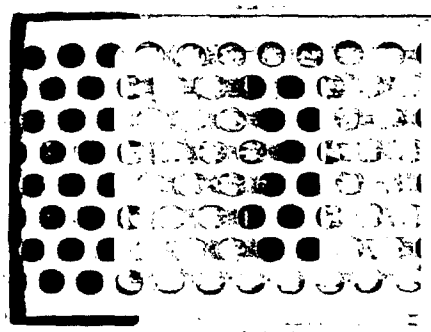
1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 082-07, PARCEL 200.00, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 92.7).

2. All matters as set forth on the Plan of record in Plat Book 3106, page 147, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. NOTICE OF VACATED PROPERTY, of record in Book 9627, page 45, said Register's Office.

4. METRO LETTER, of record in Book 9463, page 415, said Register's Office.

7635 08/18 0101 03CHECK 57.70



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

RECEIVED OF _____

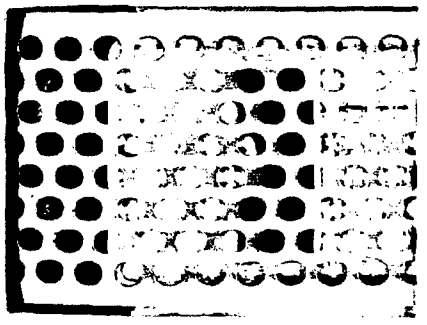
FOR _____

BOOK 10571 PG 531

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
				CONV 1,000.00
				CO TX 40.70
				PRFEE 1.00
				WDEED 16.00
				TOTAL 57.70
				CHECK 57.70
			08/18/97 01	13:22 0001 7635

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03338286
IDENTIF. ← REFERENCE

97 AUG 18 PM 1:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1187196