BOOK 10643 PG 667

18

0358395

IDENTIFICATION REFERENCE

97 OCT 13 AM 11:44

REGISTER
DAVIDSON COUNTY, TN.

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 **9th** day of **October, 1997** between JAMES R. WATTS and GAYE WATTS, HUSBAND AND WIFE, GRANTORs, and RICHARD L. BYRD, AN UNMARRIED MAN, and ELLA LOUISE PRESLEY, A MARRIED WOMAN and BILLIE J. BYRD, A MARRIED WOMAN, 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, JAMES R. WATTS and GAYE WATTS, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto RICHARD L. BYRD, AN UNMARRIED MAN, and ELLA LOUISE PRESLEY, A MARRIED WOMAN and BILLIE J. BYRD, A MARRIED WOMAN, 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 1414 McGAVOCK PIKE, NASHVILLE, TN 37216.

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.

IT IS CLEARLY AND EXPRESSLY UNDERSTOOD that this transfer is a 1031 tax exchange on the GRANTORS' part.

GRANTOR further covenants that GAYE WATTS, GAYE M. WATTS, GAYE MORRIS WATTS, WANDA GAYE WATTS and WANDA G. WATTS are one and the same person and the GRANTOR, JAMES R. WATTS is executing the herein Warranty Deed for the said GAYE WATTS under a Power of Attorney for WANDA G. WATTS, of record in Book 8922, page 421, Register's Office for Davidson County, Tennessee.

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

JAMES R. WATTS Signature of Seller

Gaye Watts by her Attorney-in-fact

GAYE WATTS, by her Attorney-in-Fact, James R. Watts
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES R. WATTS ~~and GAYE WATTS, HUSBAND AND 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.

aca

Witness my hand, at office, this **9th** day of **October, 1997.**

Notary Public

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

My Commission Expires: 5/25/2000

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **9th** day of **October, 1997** before me personally appeared JAMES R. 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 GAYE WATTS , and acknowledged that he/she executed the same as the free act and deed of said JAMES R. WATTS .

Witness my hand, at office, this **9th** day of **October, 1997.**

Notary Public

My Commission Expires: 5/25/2000

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

Name and Address of Property Owner:

RICHARD L. BYRD, AN UNMARRIED MAN, and ELLA LOUISE PRESLEY, A MARRIED WOMAN and BILLIE J. BYRD, A MARRIED WOMAN

Property Address:

1414 McGAVOCK PIKE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 72-7, PARCEL 286

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 **$46,000.00** 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.

Billie J. Byrd
Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **October, 1997.**

Notary Public

My Commission Expires: 5/25/2000

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

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. 16 in the Subdivision of The Waters Place on Maxey Lane, as of record in Book 332, page 136, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the southerly side of Williams Ferry Road and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to JAMES R. WATTS and GAYE WATTS, HUSBAND AND WIFE, by Deed from JAMES R. WATTS, of record in Book 7325, Page 579, Register's Office for DAVIDSON County, Tennessee.

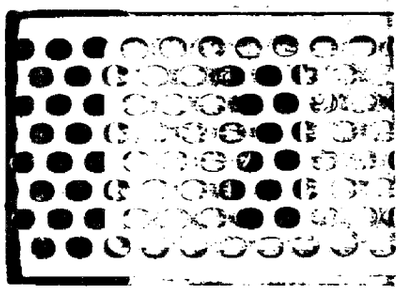
EXHIBIT 'B'

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 72-7, PARCEL 286).

2. All matters as set forth on the Plan of record in Plat Book 332, page 136, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

9206 10/13 0101 03CHECK 183.20



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

RECEIVED OF _____

FOR _____

BOOK 10643 PG 670

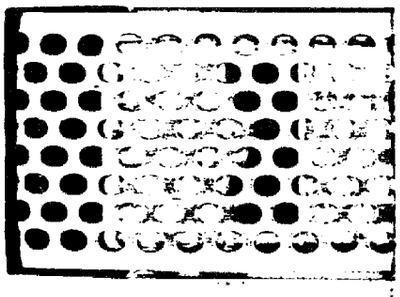
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	46000.00
CO# TX	170.20
PRFEE	1.00
WDEED	12.00
TOTAL	183.20
CHECK	183.20

10/13/97 01 11:43 0001 9203

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0358395
IDENTIFICATION REFERENCE

97 OCT 13 AM 11:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1208519