10654

18-B

BOOK 10654 PG 332

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

ASSUMPTION WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **October, 1997** between RICHARD H. DINKINS, A MARRIED MAN, and CHARLOTTE T. DINKINS, HIS WIFE, GRANTORs, and LELAND D. WATTS and WINNIFRED A. 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 consideration, INCLUDING THE GRANTEE'S ASSUMPTION OF THAT CERTAIN INDEBTEDNESS FROM RICHARD H. DINKINS AND WIFE, CHARLOTTE T. DINKINS, RONALD C. SAMUELS, TRUSTEE, OF RECORD IN BOOK 10132 PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, the receipt of which is hereby acknowledged, RICHARD H. DINKINS, A MARRIED MAN, and CHARLOTTE T. DINKINS, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto LELAND D. WATTS and WINNIFRED A. 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 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 701 JOSEPH AVENUE, NASHVILLE, TN 37207.

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 do 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.

CHARLOTTE T. DINKINS, wife of RICHARD H. DINKINS, 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 and GRANTEEs on the day and year first above written.

RICHARD H. DINKINS
Signature of Seller

CHARLOTTE T. DINKINS
Signature of Seller

2606 10/22 0101 03CHECK 88.36

97 OCT 22 AM 10:55
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0361565

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **RICHARD H. DINKINS, A MARRIED MAN, and CHARLOTTE T. DINKINS, HIS WIFE** , the within named bargainors, 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, at office, this **16th** day of **October, 1997.**

Notary Public

My Commission Expires: 5/25/2000

DEVISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Name and Address of Property Owner:

LELAND D. WATTS and WINNIFRED A. WATTS
6744 QUIET LANE
BRENTWOOD, TN 37027

Property Address:

701 JOSEPH AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 082-07, PARCEL 207.00

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 **$20,367.25** 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 **16th** day of **October, 1997.**

Notary Public

My Commission Expires: 5/28/2000

DEVISE 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. 1 on the Plan of Townwood Homes, Section I, as of record in Book 3106, page 147, Register's Office for said County, and described as follows:

BEGINNING at a point in the east margin of Joseph Street at the corner of Lots 1 and 2; thence south with said street, 8.64 feet to a monument; thence around a curve in a southeasterly direction 38.94 feet to a concrete monument in the north margin of Grace Street; thence along said street, east 91 feet to a monument; thence around a curve in a northeasterly direction 31.68 feet to a monument in the west margin of an alley; thence north with said alley, 13.05 feet to a corner of Lots 1 and 2; thence west along the line of these lots, 136 feet to the point of beginning.

Being the same property conveyed to RICHARD H. DINKINS, by deed from DAVID VINCENT, A SINGLE MAN, of record in Book 5404, page 707, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the years 1996 (plus penalty and interest) and 1997 (current) and subsequent years not yet due and payable (MAP 082-07, PARCEL 207.00).

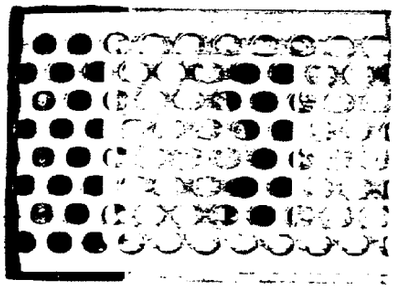
2. All matters as set forth on the Plan of record in Book 3106, page 147, said Register's Office, including an Owner's Certificate, a 25-foot minimum building setback line from Joseph Avenue and a 4-foot dedication for an alley along the back lot line.

3. Metro Codes letter of record in Book 9961, page 904, said Register's Office.

4. Notice of Vacated Property of record in Book 10011, page 13, said Register's Office.

5. Metropolitan Nashville and Davidson County, Tennessee liens, of record in Book 9796, page 307, and Book 10225, page 837, said Register's Office.

6. Deed of Trust from Richard H. Dinkins and wife, Charlotte T. Dinkins, to Ronald C. Samuels, Trustee, of record in Book 10132, page 129, Register's Office for Davidson County, Tennessee, to secure to First Union National Bank of Tennessee the payment of one note dated May 1, 1995, in the original principal amount of $21,000.00, due and payable as set forth therein.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10654 PG 335

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	20367.25
CON TX	75.36
PRFEE	1.00
WDEED	12.00
TOTAL	88.36
CHECK	88.36

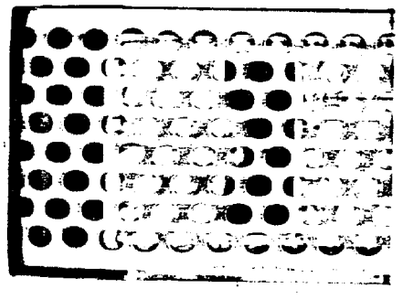
10/22/97 01 10:59 0001 2606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0361565
IDENTIFICATION REFERENCE

97 OCT 22 AM 10:55

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.



No. 1211881