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 **1st** day of **December, 1997** between STANLEY L. EVANS, A MARRIED MAN, and PRINCILLA S. EVANS, HIS WIFE, and CHARLCIE JOHNSON-BEENE, A WIDOW, UNMARRIED, 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, STANLEY L. EVANS, A MARRIED MAN, and PRINCILLA S. EVANS, HIS WIFE, and CHARLCIE JOHNSON-BEENE, A WIDOW, UNMARRIED, 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 627 LISCHEY 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 itself, 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.

PRINCILLA S. EVANS, wife of STANLEY L. EVANS, the Grantor herein, 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'S duly authorized official on the day and year first above written.

BY: Stanley L. Evans
STANLEY L. EVANS Signature of Seller

Princilla S. Evans
PRINCILLA S. EVANS

Charlcie Johnson-Beene
CHARLCIE JOHNSON-BEENE
Signature of Seller

97 DEC -2 AM 10:49
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

5850 12/02 0101 CASHIER

67.50

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **STANLEY L. EVANS**, 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 **1st** day of **December, 1997.**

Notary Public

My Commission Expires: 5/28/2000

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

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State. PRINCILLA S. EVANS, WIFE OF STANLEY L. EVANS, , 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 **1st** day of **December, 1997.**

Notary Public

My Commission Expires: 5/28/2000

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

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CHARLCIE JOHNSON-BEENE**, 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 **1st** day of **December, 1997.**

Notary Public

My Commission Expires: 5/25/2000

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

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 **1st** day of **December, 1997.**

Notary Public

My Commission Expires: _____

BOOK 10703 PG 473

Name and Address of Property Owner:

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

Property Address:

627 LISCHEY AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 082-07-0, PARCEL 370.00

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 **$19,000.00** 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 **1st** day of **December, 1997.**

Notary Public

My Commission Expires: 5/25/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC DENISE C. ALLIS

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. 14 on the Plan of Village Manor, of record in Book 3300, page 55, Register's Office for said county.

SAID Lot No. 14 fronts 18.33 feet on othe easterly margin of Lischey Avenue, formerly North Fourth Street, and extends back 159.02 feet on the northerly line and 159.00 feet on the southerly line to an alley.

Being the same property conveyed to STANLEY L. EVANS, A MARRIED MAN, and PRINCILLA S. EVANS, HIS WIFE and CHARLCIE JOHNSON-BEENE, A WIDOW, UNMARRIED, by Warranty Deed from SAMUEL J. PIERCE, JR., SEC. OF HUD, of record in Book 7039, page 266, Register's Office for DAVIDSON County, Tennessee, the said James C. Beene, Jr., having since died, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 98684, and filed in Minute Book 178, page 403, the property was devised and bequeathed to his surviving spouse, Charlcie Johnson-Beene, unmarried, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 082-07-0, PARCEL 370.00).

2. All matters as set forth on the Plan of record in Plat Book 3300, page 55, said Register's Office, which plan includes a 35-foot minimum building setback line from LISCHEY AVENUE and an overhang easement on the southeast corner of said lot.

3. Restrictive Covenants recorded in Deed Book 3375, page 261, Register's Office for DAVIDSON County, Tennessee.

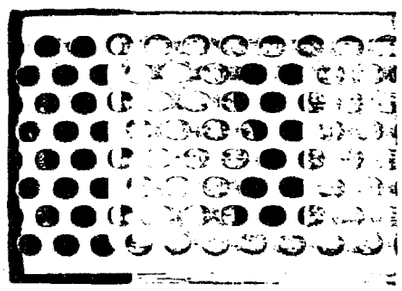
OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10703 PG 475



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 19000.00
CON TX 70.3(
PRFEE 1.0(
WDEED 16.0(
TOTAL 87.3(
CHECK 87.3(

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0375312
IDENTIFICATION REFERENCE

97 DEC -2 11:10:49
REGISTER
DAVIDSON COUNTY, TN.

No. 1226679

