**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 **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 consideration, INCLUDING THE GRANTEE'S ASSUMPTION OF THAT CERTAIN INDEBTEDNESS FROM DORIS J. JOHNSON, UNMARRIED, TO P.E. DAVIS, OF RECORD IN BOOK 5354, PAGE 162, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, 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 635 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 do 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.

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 and GRANTEE on the day and year first above written.

Stanley L. Evans
**STANLEY L. EVANS**
Signature of Seller

Princilla S. Evans
**PRINCILLA S. EVANS**
Signature of Seller

Charlcie Johnson-Beene
**CHARLCIE JOHNSON-BEENE**
Signature of Seller

Leland D. Watts
**LELAND D. WATTS**

97 DEC -2 AM 10:50
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

**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 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

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **STANLEY L. EVANS, A MARRIED MAN, and PRINCILLA S. EVANS, HIS WIFE**, the within named bargainor(s), 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

**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: 5/28/2000

**INDIVIDUAL**
**STATE OF TENNESSEE )**

Name and Address of Property Owner:

**LELAND D. WATTS**
**6744 QUIET LANE**
**BRENTWOOD, TN 37027**

BOOK 10703 PG 484

Property Address:

**635 LISCHEY AVENUE**
**NASHVILLE, TN 37207**

Person Responsible for Taxes:

**SAME**

**Map & Parcel #: MAP 82-7, PARCEL 374**

# 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 **$20,700.00** 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: 5/28/2000

RETURN TO:

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

5852 12/02 0101 02CHECK 93.50

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Village Manor, as of record in Book 3300, page 55, Register's Office for said County.

Said Lot No. 18 fronts 18.33 feet on the easterly margin of Lischey Street and extends back 159.09 feet on the northerly line and 159.07 feet on the southerly line to a line in the rear measuring 18.33 feet thereon.

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 DWAYNE WALTER BAILEY AND WIFE, of record in Book 7389, page 582, 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, his one-half undivided interest in and to 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 82-7, PARCEL 374).

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.

5. DEED OF TRUST from DORIS J. JOHNSON, UNMARRIED, to D.E. DAVIS, Trustee, of record in Book 5354, page 162, said Register's Office, to secure to COLLATERAL INVESTMENT COMPANY, the payment of one note dated OCTOBER 17, 1978, in the original principal amount of $19,750.00, due and payable as set forth therein. Said Deed of Trust having been subsequently assumed by Stanley L. Evans et al, by Deed of record in Book 7389, page 582, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 10703 PG 486

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CHRT 20700.00
CON TX 76.50
PRFEE 1.00
WDEED 16.00
TOTAL 93.50
CHECK 93.50

12/02/97 01 10:51 0001 5052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0375314
IDENTIFICATION REFERENCE

97 DEC -2 AM 10:50

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1226681