18B

BOOK 10715 PAGE 241

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 **4th** day of **December, 1997** between LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, GRANTORs, and JUDY L. WEBB, UNMARRIED, 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, LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto JUDY L. WEBB, UNMARRIED, 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 1020 SEYMOUR AVENUE, NASHVILLE, TN 37206.

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.

WINNIFRED A. WATTS, wife of LELAND D. WATTS, 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.

97 DEC 10 AM 10: 15
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0378542
IDENTIF. ↑ REFERENCE

BY: _____
LELAND D. WATTS Signature of Seller

_____
WINNIFRED A. WATTS

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 **4th** day of **December, 1997**.

_____
Notary Public

My Commission Expires: 5/28/2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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On this **4th** day of **December, 1997** before me personally appeared LELAND D. 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 WINNIFRED A. WATTS, and acknowledged that he/she executed the same as the free act and deed of said LELAND D. WATTS

Witness my hand, at office, this **4th** day of **December, 1997.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

JUDY L. WEBB, UNMARRIED and
1206 SAUNDERS
MADISON TN 37115

Property Address:

1020 SEYMOUR AVENUE
NASHVILLE, TN 37206

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 83-5, PARCEL 28

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 **$34,000.00** 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 **4th** 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

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EXHIBIT 'A'

Land in Davidson County, Tennessee, being a certain town lot together with the buildings and improvements thereon, and described as follows:

Being a part of Lot No. 59 on the Map of Stratton & Seymour's Addition, of record in Book 57, page 23, in the Register's Office of said County and a small triangular lot adjoining said Lot No. 59, on the southeasterly corner thereof and described as follows:

Beginning at a point on the Southerly margin of Seymour Avenue at the Northwest corner of Lot No. 7 of Block "D" of the Eastwood Addition, of record in Book 332, page 63, Register's Office for said County; thence southerly along the westerly margin of Lot No. 7, a distance of 150 feet to the north margin of a 12-foot alley; thence westerly along the north margin of said alley 50 feet to a point, the southeast corner of the property conveyed to Florence Averiett by deed of record in Book 555, page 149, said Register's Office; thence North along Averietts easterly line 150 feet to the southerly margin of Seymour Avenue 50 feet to the point of beginning.

Being the same property conveyed to LELAND D. WATTS, by Deed from CHARLES SHERMAN BRADLEY AND WIFE, of record in Book 6005, page 717, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 83-5, PARCEL 28).

2. All matters as set forth on the Plan of record in Plat Book 57, page 23, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

9409 12/10 0101 03CHECK 13B.80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 10715 PAGE 244

FOR _____

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 34000.00
CON TX 125.80
PRFEE 1.00
WDEED 12.00
TOTAL 138.80

CHECK 138.80

12/10/97 01 10:16 0001 9409

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0378542
IDENTIF. ↑ REFERENCE

97 DEC 10 AM 10: 15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1230194