Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Leland D. Watts	Owner	082-03-0 033.00
2819 Gallatin Road		
Nashville, TN 37216		

This Instrument Prepared By: Harold H. Cole, 326 West Drive, White House, Tennessee 37188

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerat-ions, the receipt of which is hereby acknowledged we, **Nancy Wilkinson Sanderford** and husband, **Wayne Sanderford**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Leland D. Watts,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land described as follows, to-wit:

Being Lot No. 62 in Sharpe & Horn's 2nd Addition to the City of Nashville, Tennessee, formerly in the 20th Ward of said City, a plan of which Addition is of record in Book 161, Page 53, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 50 feet on the West side of Joseph Street and extends back between parallel lines 145 feet to an alley 10 feet wide.

Being the land conveyed to Nancy Wilkinson Sanderford of record in Book 10309, page 678, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurte-nances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 31 day of December, 1997.

Nancy Wilkinson Sanderford
Nancy Wilkinson Sanderford

Wayne Sanderford 0101 03CHECK 43.78
Wayne Sanderford

STATE OF TENNESSEE)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Wilkinson Sanderford and husband, Wayne Sanderford, the 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 31 day of December, 1997.

Harold H. Cole
Notary Public

My commission expires 10-21-97.

STATE OF TENNESSEE)
County of Davidson)

The actual consideration, or value, whichever is greater, for this transfer is $9,400.00

Affiant

Sworn to and subscribed before me, this 2nd of January, 1998.

Joyce Jordan
Notary Public or Clerk

My commission expires 11-27-99.

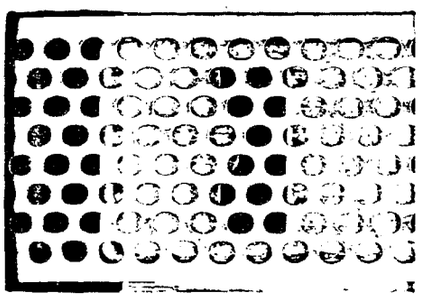
JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27, 1999

98 JAN -5 PM 2:45
FELICIA ... REGISTER
DAVIDSON COUNTY, TN.

0386923

IDENTIFICATION



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

RECEIVED OF _____

FOR _____

BOOK 10746 PG 513

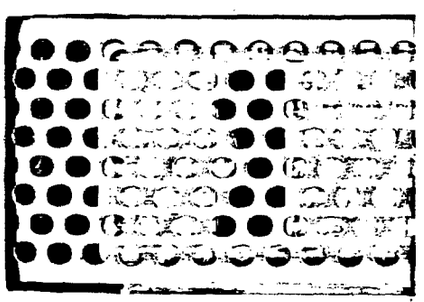
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 9400.00
CON TX 34.78
PRFEE 1.00
WDEED 8.00
TOTAL 43.78
CHECK 43.78

01/05/98 01 14:45 0001 8562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0386923
IDENTIFICATION REFERENCE

98 JAN -5 PM 2:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1239243