26

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Leland D. Watts	[	[ ]
[2819 Gallatin Road	[NEW OWNER	[Map 081-02-0]
[Nashville, TN 37216	[	[Parcel 052.00]
[		]

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 97-12-4704]
[ ]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Thee P. Campbell, unmarried (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Leland D. Watts (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 128 in the Buena Vista Heights addition to Nashville, a plan of which is of record in Book No. 161, page 19, said Register's Office.

Said Lot No. 128 fronts 50 feet on the north side of Spring Street and runs back between parallel lines 140 feet, more or less, to an alley.

Being the same property conveyed to Mrs. Susie Thompson by deed from J. W. Braid, et al, of record in Book 289, page 298, Register's Office for Davidson County, Tennessee.

The said Mrs. Susie Thompson has since died and the interest in and to the property conveyed herein passed at the death of Mrs. Susie Thompson to Hazel Thompson Campbell as her sole surviving heir. The said Hazel Thompson Campbell has since died and the interest in and to the property conveyed herein passed at the death of Hazel Thompson Campbell to Thee P. Campbell as her sole surviving heir. An Affidavit of Heirship is attached hereto describing said inheritances.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1730 McKinney Avenue, Nashville, Tennessee 37208.

98 JAN 22 PM 12:09

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN.

0392375

IDENTIF. & REFERENCE

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $14,500.00.
[
[_____
[Affiant
[Subscribed and sworn to before me this
[6th day of January, 1998
[_____
[Notary Public
[My Commission Expires: 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6th day of January, 1998.

Thee P. Campbell

Thee P. Campbell

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 bargainor, Thee P. Campbell, with whom I am personally acquainted or proved to be the person whose name is subscribed to the within Warranty Deed and acknowledges that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 6th of January, 1998.

Notary Public

NOTARY PUBLIC

My Commission Expires: 1-24-98

4482 01/22 0101 03CHECK 62.65

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

RECEIVED OF _____

FOR _____

BOOK 10765 PG 189

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	14500.00
CON TX	53.65
PRFEE	1.00
WDEED	8.00
TOTAL	62.65
CHECK	62.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/22/98 01 12:16 0001 4482

0392375
IDENTIF. # REFERENCE

98 JAN 22 PM 12:09

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1245100