BOOK 10773 PG 385 98

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 **28th** day of **January, 1998** between MARION WILSON COLLINS, UNMARRIED, GRANTOR, 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, MARION WILSON COLLINS, UNMARRIED, hereinafter referred to as GRANTOR, does 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 GRANTOR 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 815 24TH AVENUE NORTH, NASHVILLE, TN.

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 GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves, his/her 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.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Marion Collins
MARION WILSON COLLINS Signature of Seller

IDENTIF. + REFERENCE 0039488

98 JAN 29 P1:12:43

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MARION WILSON COLLINS, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **January, 1998.**

Denise C. Allis
Notary Public

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

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

LELAND D. WATTS, A MARRIED MAN and
2814 GALLATIN ROAD
NASHVILLE, TN 37216

Property Address:

815 24TH AVENUE NORTH
NASHVILLE, TN

Person Responsible for Taxes:

SAME
6744 QUIET LANE
BRENTWOOD, TN 37027

Map & Parcel #: MAP 92-7, PARCEL 117

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 **$11,000.00** 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 **28th** day of **January, 1998.**

Denise C. Allis
Notary Public

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

My Commission Expires: 5/28/2000

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lots Nos. 5 and 6 in H. Roths Subdivision of Lot 12 of Boyd McNairy s Plan, the said subdivision being of record in Book 57, page 79, Register's Office for said County.

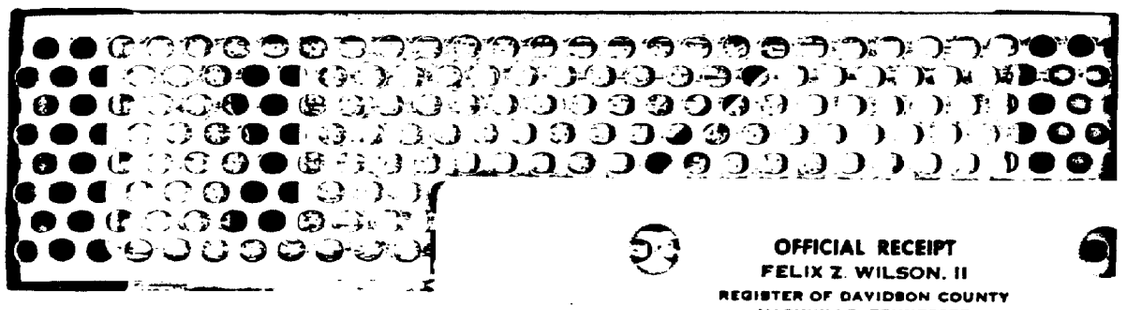
Said Lots Nos. 5 and 6 front together 50 Ft. on the west side of a street originally having no name but now being called 24th Avenue, and extend back bketween parallel lines 105 ft., more or less, to an alley.

Being the same property wherein the Probate Court of Davidson County, Tennessee, In Re: Estate of Louise Wilson, No. 94P-1604 decreed a remainder interest in said property to be vested in Marion Wilson (Collins) with life estate in Sarah Wilson (Smartt). Minute Book 394, page 477, Probate Court for Davidson County, Tennessee. Sarah Smartt, a/k/a Sarah Wilson Smartt conveyed all of her right, title and interest in and to said property to Marion Collins by Quitclaim Deed of record in Book 9591, page 75, 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 92-7, PARCEL 117).

2. All matters as set forth on the Plan of record in Plat Book 57, page 79, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.



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

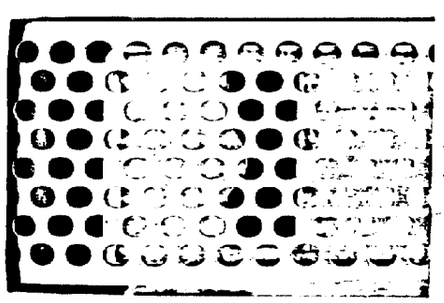
RECEIVED OF _____

FOR _____

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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	11000.00
CON TX	40.70
PRFEE	1.00
WDEED	12.00
TOTAL	53.70
CHECK	53.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/29/98 01 12:46 0001 7186

0394888
IDENTIF. & REFERENCE

98 JAN 29 PM 12:43

DAVIDSON COUNTY, TN

No. 1247766