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

BOOK 10791 PG 591

WARRANTY DEED

THIS INDENTURE is made and entered into this **10th** day of **February, 1998** between A. BROOKS PARKER and ANNE S. PARKER, HUSBAND AND WIFE, 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 considerations, the receipt of which is hereby acknowledged, A. BROOKS PARKER and ANNE S. PARKER, HUSBAND AND WIFE, 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 1709 14TH 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 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 himself/herself/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.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: A Brooks Parker
A. BROOKS PARKER Signature of Seller

Anne S Parker by
ANNE S. PARKER
Attorney in Fact

98 FEB 11 PM 2:04
REGISTER
DAVIDSON COUNTY, TN.
FELIX A.

03998869
IDENTIFICATION REFERENCE

BOOK 10791 PG 592

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **A. BROOKS PARKER and ANNE S. PARKER, HUSBAND AND WIFE**, 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 **10th** day of **February, 1998.**

Notary Public

My Commission Expires: 5/28/2000

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

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **10th** day of **February, 1998** before me personally appeared CARRIE PARKER PEERY, 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 ANNE S. PARKER, and acknowledged that he/she executed the same as the free act and deed of said CARRIE PARKER PEERY

Witness my hand, at office, this **10th** day of **February, 1998.**

Notary Public

My Commission Expires: 5/28/2000

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

Name and Address of Property Owner:

LELAND D. WATTS, A MARRIED MAN and
6744 QUIET LANE
BRENTWOOD, TN 37027

Property Address:

1709 14TH AVENUE NORTH
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 0081-11-0, PARCEL 336.00

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 **$10,000.00** 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 **10th** day of **February, 1998.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

EXHIBIT 'A'

Being the middle part of Lot No. 281 in McGavock and Wetmore's Second Addition to Nashville called the Addition to the Town of McGavock, a plan of which is of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said middle part of Lot No. 281 begins 33 1/3 feet north of the southeast corner of said lot on the westerly side of 14th Avenue, North, formerly Alberta Avenue, and runs thence northerly with said Avenue, 33 1/3 feet and extends back westwardly between parallel lines 170 feet to an alley in the rear.

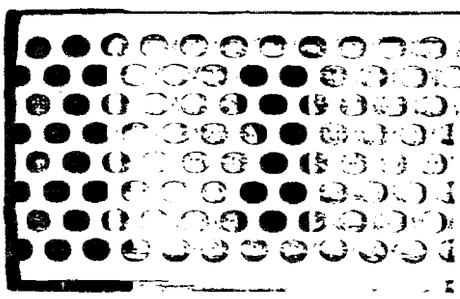
Being the same property conveyed to A. BROOKS PARKER and ANNE S. PARKER, HUSBAND AND WIFE, by Warranty Deed from VIRGINIA B. SHERLING, UNMARRIED, of record in Book 8525, page 518, and Book 5555, page 586, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 0081-11-0, PARCEL 336.00).

2. All matters as set forth on the Plan of record in Plat Book 21, page 41, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

2479 02/11 0101 03CHECK 50.00



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

RECEIVED OF _____

FOR _____

BOOK 10791 PG 594

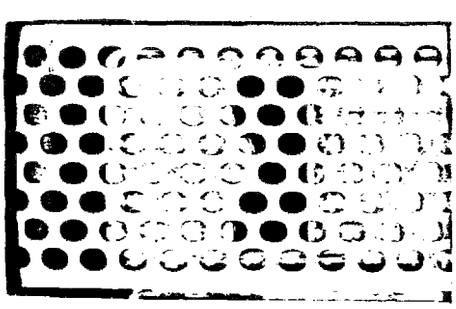
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	10000.00
CON TX	37.00
PRFEE	1.00
WDEED	12.00
TOTAL	50.00
CHECK	50.00

02/11/98 01 14:06 0001 2479

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0399869
IDENTIFICATION REFERENCE

98 FEB 11 PM 2:04

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

No.1253007