18

RETURN TO AND

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 **13th** day of **February, 1998** between ROBERT DEAN WILSON and CHERYL WILSON, 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, ROBERT DEAN WILSON and CHERYL WILSON, 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 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 1103 JOSEPH AVENUE, 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.

98 FEB 17 AM 10:54

FILED FOR RECORD
DAVIDSON CO. TN.

BY: Robert Dean Wilson
ROBERT DEAN WILSON Signature of Seller

Cheryl Wilson
CHERYL WILSON

IDENTIFICATION REFERENCE
040107

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ROBERT DEAN WILSON and CHERYL WILSON, 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 she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **February, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

LELAND D. WATTS, A MARRIED MAN and
6744 Quiet Lane
Brentwood, Tn 37027

Property Address:

1103 JOSEPH AVENUE
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 082-03, **PARCEL** 050

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 **$6,800.00** 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 **13th** day of **February, 1998.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

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

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the northerly 43 feet of Lot No. 92 and the southerly 2 feet of Lot No. 92 on the Plan of Sharpe and Horn's Second Addition, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

Said Parts of Lots Nos. 92 and 93 front together 45 feet on the easterly side of Joseph Avenue and run back between parallel lines, 145 feet to an alley.

Being the same property conveyed to ROBERT DEAN WILSON and CHERYL WILSON, HUSBAND AND WIFE, by Warranty Deed from ROY COBLENTZ, UNMARRIED, of record in Book 9664, Page 155, Register's Office for County, Tennessee.

EXHIBIT 'B'

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 082-03, PARCEL 050).

2. All matters as set forth on the Plan of record in Plat Book 161, page 53, said Register's Office.
3. Easement for sewer line, of record in Book 3158, page 619, Register's Office for Davidson County, Tennessee.

3825 02/17 0101 03CHECK 38.16

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

RECEIVED OF _____

FOR _____

BOOK 10795 PG 846

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 6800.00
CON TX 25.16
PRFEE 1.00
WDEED 12.00
TOTAL 38.16
CHECK 38.16

02/17/98 01 10:52 0001 7825

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04010711
IDENTIFICATION REFERENCE

98 FEB 17 AM 10:54

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

No. 1254336