/ 12

BOOK 10864 PG 908

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

ASSUMPTION WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **March, 1998** between ANTHONY WOODS, A MARRIED MAN, and ADRIANNA R. WOODS, HIS 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 consideration, INCLUDING THE GRANTEE'S ASSUMPTION OF THAT CERTAIN DEED OF TRUST TO OLIVER H. DALE, TRUSTEE OF RECORD IN BOOK 10754, PAGE 597, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, the receipt of which is hereby acknowledged, ANTHONY WOODS, A MARRIED MAN, and ADRIANNA R. WOODS, HIS 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 136 LUCILLE STREET, 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 do 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 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.

ADRIANNA R. WOODS, wife of ANTHONY WOODS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

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

04197718
IDENTIF. & REFERENCE

98 APR -1 PM 12:49
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

Anthony Woods
ANTHONY WOODS
Signature of Seller

Adrianna R. Woods
ADRIANNA R. WOODS
Signature of Seller

LELAND D. WATTS

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, a Notary Public of said County and State, Leland D. Watts, a married man, the within named bargainor, with whom I am personally acquainted (or paroved to me on the basis of satisfactory evidence), and who akcnowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 1998.

Notary Public

My commission expires: 05-28-2000

DEIRDRE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **ANTHONY WOODS, A MARRIED MAN, and ADRIANNA R. WOODS, HIS WIFE** , the within named 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 **31st** day of **March, 1998.**

Notary Public

My Commission Expires: 5/28/2002

Name and Address of Property Owner:

LELAND D. WATTS
6744 QUIET LANE
BRENTWOOD, TN 37027

Property Address:

136 LUCILLE STREET
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 71-15, PARCEL 57

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 **$20,000.00** 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 **31st** day of **March, 1998.**

Notary Public

My Commission Expires: 5/28/2002

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 23 on the Map of Westmoreland Place, as of record in Book 161, page 170, Register's Office for said County.

SAID Lot No. 23 fronts 50 feet on the southerly side of Lucille Street and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to ANTHONY WOODS, UNMARRIED, by Warranty Deed from CLARENCE W. WILLIAMS AND WIFE, of record in Book 8861, page 762, Register's Office for DAVIDSON County, Tennessee.

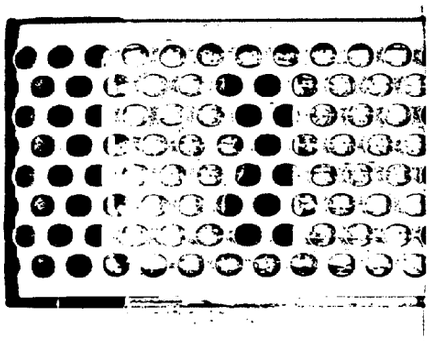
EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 71-15, PARCEL 57).

2. All matters as set forth on the Plan of record in Plat Book 161, page 170, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. DEED OF TRUST from ANTHONY M. WOODS, to OLIVER H. DALE, TRUSTEE, of record in Book 10754, page 597, said Register's Office, to secure to Ida Nell Webb the payment of one note dated _____, in the original principal amount of $11,500.00, due and payable as set forth therein.

3852 04/01 0101 03CHECK 87.00



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

RECEIVED OF _____

FOR _____

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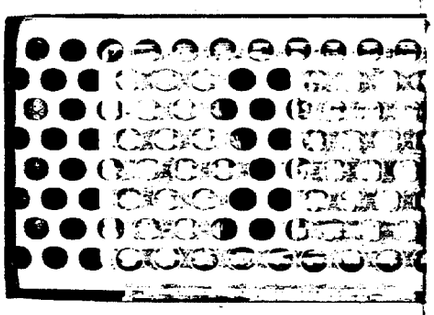
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 12.00
TOTAL 87.00
CHECK 87.00

04/01/98 01 12:51 0001 7852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04 19718
IDENTIF. & REFERENCE
98 APR -1 PM 12:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1274115