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

BOOK 10864 PG 912

WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **March, 1998** between BEVERLY MITCHELL-WILCOX, A MARRIED WOMAN, , and CARVER G. WILCOX, M.D., HER HUSBAND, 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, BEVERLY MITCHELL-WILCOX, A MARRIED WOMAN, , and CARVER G. WILCOX, M.D., HER HUSBAND, 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 625 LISCHEY AVENUE, NASHVILLE, TN 37207.

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.

CARVER G. WILCOX, M.D., husband of BEVERLY MITCHELL-WILCOX, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

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

BY: Beverly Mitchell-Wilcox
BEVERLY MITCHELL-WILCOX Signature of Seller

CARVER G. WILCOX, M.D.

0419719
IDENTIF. ↑ REFERENCE

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

MAIL ENV.

3853 04/01 0101 03CHECK

75.90

BOOK 10864 PG 913

INDIVIDUAL
STATE OF Hawaii)
COUNTY OF Honolulu)
City +

Personally appeared before me, a Notary Public of said County and State, BEVERLY MITCHELL-WILCOX, A MARRIED WOMAN, , and CARVER G. WILCOX, M.D., HER HUSBAND, 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~~ 12th day of **March, 1998.**

Barbara A. Estrada
Notary Public

My Commission Expires: May 13, 2000

Name and Address of Property Owner:

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

Property Address:

625 LISCHEY AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 82-7, PARCEL 369

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 **$17,000.00** 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.

Sandra E. Fisher
Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **March, 1998.**

Denise C. Allis
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 Lot No. 13 on the Plan of Village Manor as of record in Book 3300, page 55, Register's Office for said County. Said Lot No. 13 fronts 18.34 feet on the east side of North Fourth Street, and extends back 158.99 feet on the south line and 159 feet on the north line, to an alley in the rear on which it measures 18.34 feet.

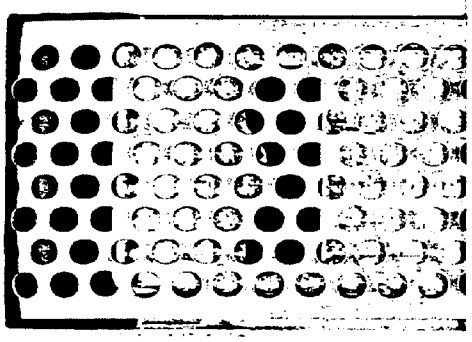
BEING the same property conveyed to KATHRYN C. MITCHELL, a widow, by Warranty Deed from H. LEON & AUDREY M. PRATHER, SR., of record in Book 4295, page 641, Register's Office for DAVIDSON County, Tennessee. KATHRYN C. MITCHELL and KATHRYN HALE MITCHELL were one and the same person. Kathryn Hale Mitchell died on June 13, 1984, intestate, survived by her daughter, Beverly Mitchell-Wilcox, as sole heir and next of kin, as per an Order of Probate Court, Docket No. 75154. Beverly Mitchell-Wilcox is the Grantor herein, joined by her husband, Carver G. Wilcox, M.D.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 82-7, PARCEL 369).

2. All matters as set forth on the Plan of record in Plat Book 3300, page 55, said Register's Office, WHICH PLAN INCLUDES a 35-foot minimum building setback line from North 4th Street; an overhang easement across the rear portion of said lot.

3. Metro Codes Letter, of record in Book 10562, page 24, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 10864 PG 915

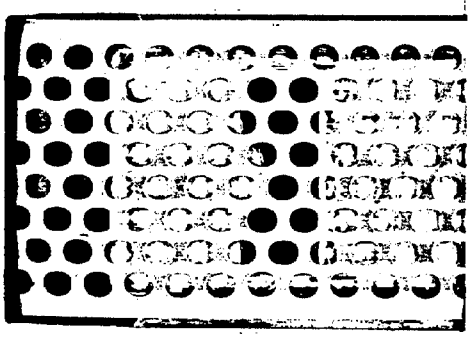
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 17000.00
CON TX 62.90
PRFEE 1.00
WDEED 12.00
TOTAL 75.90
CHECK 75.90

04/01/98 01 12:51 0001 7853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04119719
IDENTIF. # REFERENCE

98 APR -1 PM 12:49

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

No. 1274116