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BOOK 10864 PG 950

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 M. 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 VENDOR'S LIEN TO M.H. WEBB AND WIFE, IDA NELL WEBB, OF RECORD IN BOOK 8617, PAGE 366, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, the receipt of which is hereby acknowledged, ANTHONY M. 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 138 LUCILLE STREET, 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 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 M. 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.

Anthony M. Woods
ANTHONY M. WOODS
Signature of Seller

Adrianna R. Woods
ADRIANNA R. WOODS
Signature of Seller

LELAND D. WATTS

04119726
IDENTIF. & REFERENCE

98 APR -1 PM 12:53
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

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 proved to me on the basis of satisfactor evidence), and who acknowledged 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

NOTARY PUBLIC AT LARGE DAVIDSON CO...

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **ANTHONY M. 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.**

Denise C. Allis
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
6744 QUIET LANE
BRENTWOOD, TN 37027

Property Address:

138 LUCILLE STREET
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 71-15, PARCEL 58

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 **$8,000.00** 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.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

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

RETURN TO:

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

3860 04/01 0101 03CHECK

42.60

EXHIBIT 'A'

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Land in Davidson County, Tennessee, being Lot No. 24 on theMap of Eastmoreland Place, as of record in Book 161, page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the southerly side of Lucille Street and runs back between parallel lines 140 feet to an alley.

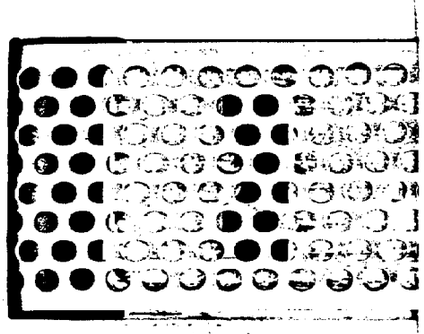
BEING the same property conveyed to ANTHONY M. WOODS AND ADRIAN WILLIAMS, by Warranty Deed from LEONARD E. MEADOR, JR., ET UX, of record in Book 8617, page 366, Register's Office for DAVIDSON County, Tennessee. The said Adrian Williams, unmarried, conveyed all of his/her right, title and interest in and to said property to Anthony M. Woods, by Quitclaim Deed of record in Book 8708, page 484, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 71-15, PARCEL 58).

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. Vendor's lien retained by M.H. Webb and wife, Ida Nell Webb, in Deed of record in Book 8617, page 366, said Register's Office, in the original principal amount of $10,000.00.



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

RECEIVED OF _____

FOR _____

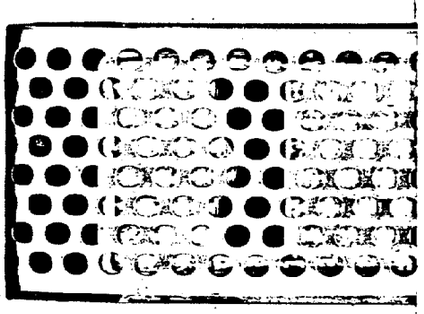
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	8000.00
MOR TX	29.60
ERR	CO
MOR TX	29.60-
CON TX	29.60
PRFEE	1.00
MISC	12.00
TOTAL	42.60
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	42.60

04/01/98 01 12:55 0001 3860



04 19726
IDENTIF. ↑ REFERENCE

98 APR -1 PM 12:53

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

No. 1274123