183

BOOK 10864 PG 965

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 **31st** day of **March, 1998** between JAMES T. EDWARDS III and JEAN B. EDWARDS, 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, JAMES T. EDWARDS III and JEAN B. EDWARDS, 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 270 TAMPA DRIVE, UNIT A-6, NASHVILLE, TN 37211.

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: James T. Edwards III
JAMES T. EDWARDS III Signature of Seller

Jean B. Edwards
JEAN B. EDWARDS
By her attorney in Fact
James T. Edwards III

98 APR -1 PM 12:55
FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0419730
IDENTIF. & REFERENCE

3864 04/01 0101 CASHIER

143.98

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES T. EDWARDS III, 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 **31st** day of **March, 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 **31st** day of **March, 1998** before me personally appeared JAMES T. EDWARDS III, 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 JEAN B. EDWARDS, and acknowledged that he/she executed the same as the free act and deed of said JAMES T. EDWARDS III

Witness my hand, at office, this **31st** day of **March, 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:

270 TAMPA DRIVE, UNIT A-6
NASHVILLE, TN 37211

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 133-16-A, PARCEL 6

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 **$35,400.00** 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: 5/28/2000

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

EXHIBIT 'A'

Unit A-6, of Barcelona Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to JAMES T. EDWARDS III and JEAN B. EDWARDS, HUSBAND AND WIFE, by Warranty Deed from BARCELONA ASSOCIATES, A JOINT VEN., of record in Book 6463, page 690, 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 133-16-A, PARCEL 6).

2. All matters as set forth on Exhibit A-2 to the Master Deed, of record in Book 6400, page 839, said Register's Office.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereaftert established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Barcelona Condominiums appended thereto, of record in Book 6400,
page 801, and Book 6400, page 844, Register's Office for DAVIDSON County, Tennessee.

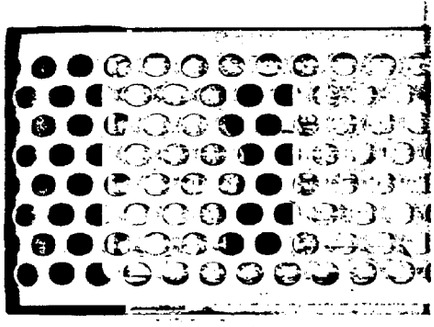
THE FOLLOWING EXCEPTIONS AFFECT ONLY THE COMMON ELEMENTS:

5. All matters as set forth on the Plan of record in Plat Book 5200, page 410, said Register's Office.

6. Reciprocal easements, of record in Book 5868, page 422, said Register's Office.

7. Utility easements as stated on Plan of record in Book 5200, page 410, said Register's Office.

8. Water Sharing Agreement as identified in Book 6348, page 775, said Register's Office.



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

RECEIVED OF _____

FOR _____

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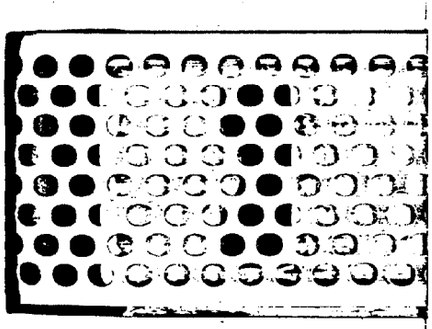
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35400.00
CON TX 130.98
PRFEE 1.00
WDEED 12.00
TOTAL 143.98
CHECK 143.98

04/01/98 01 12:57 0001 3864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0419730
IDENTIF. # REFERENCE

98 APR -1 PM 12:55

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

No. 1274127