This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 109
First American Center
Nashville, TN 37238-0109

File Box 51-A

ADDRESS NEW OWNER:
Johnny R. Hackney and wife,
Mary E. Hackney
709 South 12th Street
Nashville, Tennessee 37206

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

SEND TAX BILL:
To Owner
6021 Hillcircle
Nashville, TN. 37209

MAP AND PARCEL:
MAP 94-1
GROUP
PARCEL 173

WARRANTY DEED

BOOK 10941 PG 858

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Leland D. Watts and wife, Winnifred A. Watts**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Johnny R. Hackney and wife, Mary E. Hackney**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION)

This is improved property known as 709 South 12th Street, Nashville, TN 37206.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnny R. Hackney and wife, Mary E. Hackney, their heirs and assigns, forever; and we, Leland D. Watts and wife, Winnifred A. Watts, do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of May, 1998. 10941 PG 859

Leland D. Watts

Winnifred A. Watts, by Leland D. Watts as her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Leland D. Watts**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 28, 2000

AUBREY FREDDIE CLAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Leland D. Watts**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-Fact for Winnifred A. Watts** under a Power of Attorney of record in Book 7045, page 561, Register's Office for Davidson County, Tennessee, and is authorized to execute this instrument on behalf of the said Winnifred A. Watts.

Witness my hand, at office this 20th day of May, 1998.

Notary Public

My Commission Expires: My Commission Expires MAY 28, 2000

AUBREY FREDDIE CLAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $19,500.00.

AFFIANT

Subscribed and sworn to before me
this 20th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 28, 2000

AUBREY FREDDIE CLAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3450 05/21 0101 03CHECK 85-15

EXHIBIT A

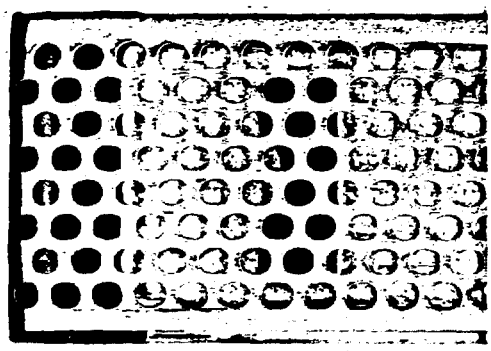
LAND in Davidson County, Tennessee, being Lot No. 192 on the Plan of Payne, Blakemore and Cumming's Addition to East Nashville, as of record in Book 57, page 70, Register's Office for said County.

SAID Lot No. 192 fronts 50 1/4 feet on the easterly side of South 12th Street and runs back 168.4 feet on the northerly line and 163 feet on the southerly line to an alley, measuring 50 feet thereon.

BEING the same property conveyed to Leland D. Watts and wife, Winnifred A. Watts, by deed from Sharon Gail Seay and husband, Joe Seay, as of record in Book 7347, page 49, Register's Office for Davidson County, Tennessee.

0440873

98 MAY 21 PM 2:27



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10941 PG 861

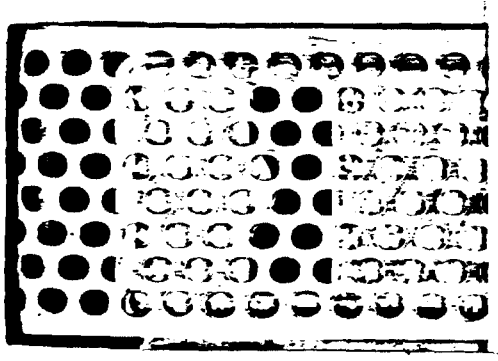
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT 19500.00
CON TX 72.15
PRFEE 1.00
WDEED 12.00
TOTAL 85.15
CHECK 85.15

05/21/98 01 14:28 0001 0430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0440873

IDENTIF. # REFERENCE

98 MAY 21 PM 2:27

No.1296406