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 **12th** day of **June, 1998** between LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, GRANTORs, and JAMES BROWN and LISA BROWN, HUSBAND AND WIFE, GRANTEEs.

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, LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto JAMES BROWN and LISA BROWN, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their 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 unimproved property known as 2209 14TH AVENUE NORTH, NASHVILLE, TN 37208.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs 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 GRANTEEs, their 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: _____
LELAND D. WATTS Signature of Seller

_____
WINNIFRED A. WATTS

0450665
IDENTIF. ↑ REFERENCE

98 JUN 15 AM 10:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

INDIVIDUAL
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 satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **June, 1998.**

_____
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/28/2000

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **12th** day of **June, 1998** before me personally appeared LELAND D. WATTS , 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 WINNIFRED A. WATTS , and acknowledged that he/she executed the same as the free act and deed of said LELAND D. WATTS .

Witness my hand, at office, this **12th** day of **June, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

JAMES BROWN and LISA BROWN, HUSBAND AND WIFE and

Property Address:

2209 14TH AVENUE NORTH
NASHVILLE, TN 37208

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 081-03, PARCEL 368

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 **$2,100.00** 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 **12th** day of **June, 1998.**

Notary Public

My Commission Expires: 5/28/2000

0896 06/15 0101 03CHECK 20.77

EXHIBIT 'A'

BEING Lot No. 2 on the plan of N.N. Myers Subdivision, of record in Book 6050, page 240, Register's Office for said County.

Said Lot No. 2 fronts 63.0 feet on the westerly margin of 14th Avenue North and extends back 163.3 feet on the northerly line and 162.7 feet on the southerly line, measuring 63.0 feet thereon.

BEING the same property conveyed to LELAND D. WATTS by Deed from JESSE BROWN, SEC. OF VET AFFAIRS, of record in Book 10197, page 737, 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.

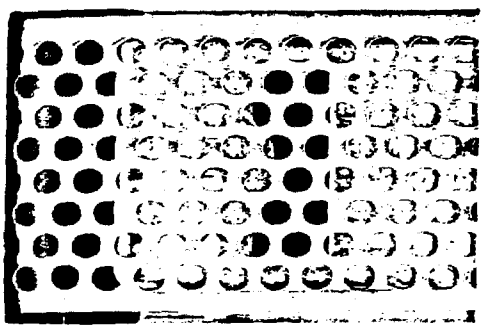
2. All matters as set forth on the Plan of record in Plat Book 6050, page 240, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc,. as may be shown thereon.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____ BOOK 10976 PG 964

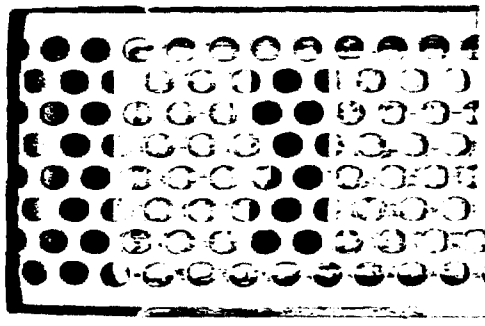
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 2100.00
CON TX 7.77
PRFEE 1.00
WDEED 12.00
TOTAL 20.77
CHECK 20.77

06/15/98 01 10:51 0001 0896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0450665
IDENTIF. ▲ REFERENCE

98 JUN 15 AM 10:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1300762