18B

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

BOOK 10984 PG 362

WARRANTY DEED

THIS INDENTURE is made and entered into this **10th** day of **June, 1998** between CARRIE L. THOMAS, A WIDOW, UNMARRIED, GRANTOR, 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, CARRIE L. THOMAS, A WIDOW, UNMARRIED, hereinafter referred to as GRANTOR, does 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 GRANTOR 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 122 CREIGHTON AVENUE, NASHVILLE, TN 37206.

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 GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves, his/her 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 hand and seal of GRANTOR on the day and year first above written.

BY: Carrie L. Thomas
CARRIE L. THOMAS Signature of Seller

98 JUN 19 PM 1:36
REGISTER
DAVIDSON COUNTY, TN.

3216 06/19 0101 03CHECK 50.00

045281 1
IDENTITY & DEED REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

book 10984 page 363

Personally appeared before me, a Notary Public of said County and State, CARRIE L. THOMAS, A WIDOW, UNMARRIED, 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 **10th** day of **June, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

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

Property Address:

122 CREIGHTON AVENUE
NASHVILLE, TN 37206

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 83-3, PARCEL 38

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 **$10,000.00** 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 **10th** day of **June, 1998.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

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

CONT'D NEXT PAGE

EXHIBIT 'A'

Being Lot No. 18 on the Plan of R.T. Creighton Subdivision of Lots 42 and 43, Brownsville, as of record in Book 332, page 18, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the southerly side of Creighton Street, and extends back between parallel lines, 170 feet to an alley.

BEING the same property conveyed to Edward W. Thomas and wife, Carrie L. Thomas, by Deed from JOHN T. AND ALLENE P. GREGORY, of record in Book 4234, page 973, Register's Office for DAVIDSON County, Tennessee. The said Edward W. Thomas having since died on 12/27/1987, the property vests by operation of law in his surviving spouse, Carrie L. Thomas, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 83-3, PARCEL 38).

2. All matters as set forth on the Plan of record in Plat Book 332, page 18, 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 10984 Page 364-A

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 10000.00
CON TX 37.00
PRFEE 1.00
MISC 12.00
TOTAL 50.00
CHECK 50.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/19/98 01 13:36 0001 3216

045281 I.D. IDENTIFICATION REFERENCE

98 JUN 19 PM 1:36

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

No. 1309050