BOOK 11074 PAGE 145

PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
BRENTWOOD, TN 37027

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **August, 1998** between **Southern Financial Mortgage, Inc.** , GRANTOR, and **Leland D. Watts** , 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, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 97 on the Plan of Maury & Claiborn's Addition to Nashville, as of recor din Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description..

This conveyance is subject to the 1998 property tax lien, which taxes have been prorated between the parties hereto, Grantees to pay.

This conveyance is also subject to all matters pertaining to the plat of record for said subdivision.

The legal description hereinabove is exactly the same as in the previous deed of record.

Being the same property conveyed to Southern Financial Mortgage, Inc. by deed of record in Deed Book 11065 **, Page** 173 **, DAVIDSON County Register's Office.**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree 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 herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

John Bruno , President
Signature of Seller

98 AUG 20 AM 8:44
DAVIDSON COUNTY, TN.

04712211
IDENTIF. + REFERENCE

CORPORATE
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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Before me, the undersigned, a Notary Public of said State and County aforesaid, personally appeared John Bruno with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President of Southern Financial Mortgage, Inc., the within named bargainor, a corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as President.

Witness my hand and seal, at office in BRENTWOOD, this the 17th day of August, 1998.

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
7-27-2002

Name and Address of Property Owner:

Leland D. Watts
101 Claiborne Street
Nashville, TN 37210

Property Address:

101 Claiborne Street
Nashville, TN

Person Responsible for Taxes:

Same

Parcel #: 93-16-65

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **$24,000.00** 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 17th day of August, 1998.

Notary Public

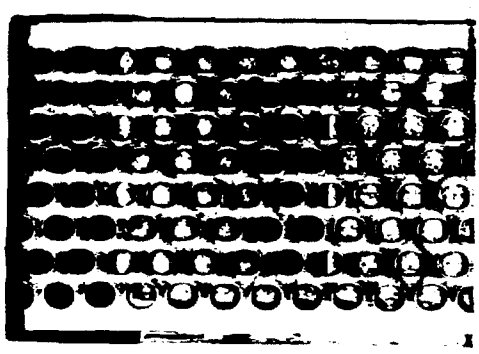
My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
7-27-2002

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
BRENTWOOD, TN 37027



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

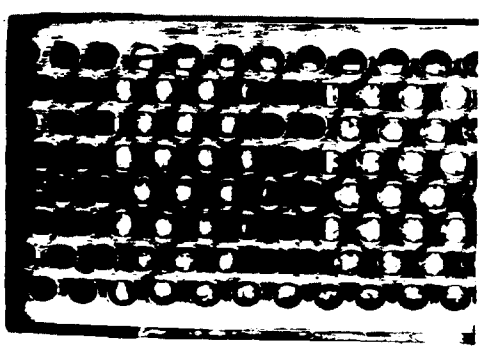
RECEIVED OF _____

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



0477221

IDENTIF. ↑ REFERENCE

98 AUG 20 AM 8:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1334913