K 11105

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

ASSUMPTION WARRANTY DEED

THIS INDENTURE is made and entered into this **2nd** day of **September, 1998** between ANTHONY M. WOODS, A MARRIED MAN, and ADRIANNE WOODS, HIS 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 consideration, INCLUDING THE GRANTEE'S ASSUMPTION OF THAT CERTAIN VENDOR'S LIEN TO M.H. WEBB AND WIFE, IDA NELL WEBB, OF RECORD IN BOOK 7125, PAGE 700, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH SAID GRANTEE AGREES TO PAY AND HOLD GRANTORS HARMLESS FROM, the receipt of which is hereby acknowledged, ANTHONY M. WOODS, A MARRIED MAN, and ADRIANNE WOODS, HIS 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 1813 SEMINARY STREET, NASHVILLE, TN 37207.

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 do 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 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.

ADRIANNE WOODS, wife of ANTHONY M. WOODS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs and GRANTEE on the day and year first above written.

Anthony M. Woods
ANTHONY M. WOODS
Signature of Seller

Adrianne Woods
ADRIANNE WOODS
Signature of Seller

LELAND D. WATTS

98 SEP -9 P1:12:00
FELIX Z. ANDERSON II REGISTER
DAVIDSON COUNTY, TN.

0485823
IDENTIF. & REFERENCE

K 11105

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STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a notary public in and for said County and State, ANTHONY M. WOODS AND WIFE, ADRIANNE WOODS, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 1998.

My Commission Expires: 5/28/2000 Denise C. Allen
Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a notary public in and for said County and State, LELAND D. WATTS, THE WITHIN NAMED BARGAINOR, WITH WHOM I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 1998.

My Commission Expires: 5/28/2000 Denise C. Allen
Notary Public

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Name and Address of Property Owner:

LELAND D. WATTS
6744 QUIET LANE
BRENTWOOD, TN 37027

Property Address:

1813 SEMINARY STREET
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

8572 09/09 0101 03CHECK 55.70

Map & Parcel #: MAP 71-9, PARCEL 104

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 **$11,000.00** 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 **2nd** day of **September, 1998.**

Denise C. Allen
Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:

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

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of E.C. Scruggs Subdivision of Brooklyn Heights of record in Book 221, page 140, Register's Office for Davidson County, Tennessee.

Said Lot No. 164 fronts 40 feet on the southerly side of Brooks Avenue, now Seminary Street, runs back southerly between parallel lines 140 feet to an alley.

BEING the same property conveyed to ANTHONY WOODS, by Warranty Deed from LEONARD E. JR., AND JUDY MEADOR, of record in Book 8604, page 296, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 71-9, PARCEL 104).

2. All matters as set forth on the Plan of record in Plat Book 332, page 140, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Installment Deed vendors lien to M.H. Webb and wife, Ida Nell Webb, of record in Book 7125, page 700, 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

MAMT 11000.00
ERR CO
MAMT 11000.00-
CAMT 11000.00
CON TX 40.70
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 55.70
CHECK 55.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/09/98 01 12:02 0001 8572

0485823
IDENTIF. # REFERENCE

98 SEP -9 PM 12:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1343984