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

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **August, 1998** between **Southern Financial Mortgage, Inc.** , GRANTOR, and **Leland 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 the southerly 33-1/3 feet of Lot No. 15 on the Plan of Menees' Subdivison of Lot No. 8 of the Thomas Woodard Property, as of record in Book 161, page 44, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts 33 - 1/3 feet on the easterly side of 15th Avenue North and extends back between parallel lines, 116.4 feet, more or less, to an alley in the rear.

This conveyance is subject to the 1998 property taxes which have been prorated, Grantee to pay.

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.

0035 09/14 0101 03CHECK 103.50

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
John Bruno
Signature of Seller

98 SEP 14 AM 9:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04871153

CORPORATE
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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 **31st** 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 Watts

Property Address:

1814 - 15th Avenue North
Nashville, TN 37208

Person Responsible for Taxes:

SAME

Map &
Parcel #: 81-7-269

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 **$25,000.00** 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 **31st** 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; 5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11109 PAGE 970

CAMT	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	103.50
CHECK	103.50

09/14/98 01 09:35 0001 0035

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0487153
IDENTIF. # REFERENCE

98 SEP 14 AM 9:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1345430