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 **24th** day of **September, 1998** between LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, GRANTORs, and RUSSELL O. READUS, 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 DEED OF TRUST TO ROBERT C. DONNELL, TRUSTEE, OF RECORD IN BOOK 9606, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH PAYMENTS SAID GRANTEE AGREES TO PAY WHEN DUE AND HOLD GRANTORS HARMLESS FROM SAME, 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 RUSSELL O. READUS, 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 613 39TH AVENUE NORTH, NASHVILLE, TN 37209.

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.

WINNIFRED A. WATTS, wife of LELAND D. WATTS, 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.

LELAND D. WATTS
Signature of Seller

WINNIFRED A. WATTS
Signature of Seller

RUSSELL O. READUS

98 SEP 29 AM 9:40
REGISTER
DAVIDSON COUNTY, TN.

0493276
IDENTIF. & REFERENCE

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, LELAND D. WATTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 24 day of Sept, 1998.

Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

INDIVIDUAL
STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, RUSSELL O. READUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 24 day of Sept., 1998.

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

INDIVIDUAL
STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this _____ day of _____, 199____.

Notary Public

My Commission Expires: _____

INDIVIDUAL
STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this _____ day of _____, 199____.

Notary Public

My Commission Expires: _____

6550 09/29 0101 03CHECK

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

82-64

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **24th** day of **September, 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 **24th** day of **September, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

RUSSELL O. READUS
1038 Preslor Dr.
Nashville, Tn 37209

Property Address:

613 39TH AVENUE NORTH
NASHVILLE, TN 37209

Person Responsible for Taxes:

SAME

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Map & Parcel #: MAP 092-09-0, PARCEL 012.00

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 **$17,200.00** 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 **24th** day of **September, 1998.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
~~332 GALLATIN ROAD SOUTH~~

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being the south 32 feet of the east 202 feet of Block 11, on the Plan of Clifton, as of record in Book 21, page 35, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 32 feet on the west side of 39th Avenue North and extends back between parallel lines 202 feet to a 20-foot alley,

BEING the same property conveyed to LELAND D. WATTS, by Deed from PAUL WILSON HARPER ET UX, of record in Book 9592, Page 254, Register's Office for DAVIDSON County, Tennessee. , and by Quitclaim Deed from the 40th Avenue Church of Christ, of record in Book 11130 , page 736 , 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 (MAP 092-09-0, PARCEL 012.00, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 291.5).

2. All matters as set forth on the Plan of record in Plat Book 21, page 35, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

5. DEED OF TRUST from LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, to ROBERT C. DONNELL, of record in Book 9606, page 31, said Register's Office, to secure to L.A. NEWMAN & COMPANY, INC., the payment of one note dated FEBRUARY 15, 1998, in the original principal amount of $53,353.00, due and payable as set forth therein.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11130 PAGE 743

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	17200.00
			CON TX	63.64
			PRFEE	1.00
			WDEED	16.00
			CFEE	2.00
			TOTAL	82.64
			CHECK	82.64

09/29/98 01 09:41 0001 6550

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 93276
IDENTIF. # REFERENCE

98 SEP 29 AM 9 0

REGISTER
DAVIDSON COUNTY, TN.

No. 1351862