Mail

This Instrument Prepared By:
D.W. McMACKIN
5200 MARYLAND WAY SUITE 105
BRENTWOOD, TN 37027

Map & Parcel: #81-8-301

Name/Address New Owner:
Leland Watts
1824 4th Avenue North, Nashville, TN 37208

Send Tax Statements To:
Same

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Southern Financial, Inc.** , have bargained and sold and by these presents do transfer and convey unto **Leland Watts** , their heirs and assigns forever, the following described property, to wit:

**LAND in Davidson County, Tennessee, being the northerly 12-1/2 feet of Lot No. 56 and the southerly 19-1/2 feet of Lot No. 57 on the Map of D. T. McGavock's 2nd Addition, as of record in Book 21, page 64, Register's Office for said County.:**

**Said parts of Lot Nos. 56 and 57 front together 32 feet on the easterly side of 4th Avenue, North, and run back between parallel lines 161 feet to an alley.**

**Being a portion of the property conveyed to Southern Financial, Inc., by Trustee's Deed of record in Book 11065, page 139, said Register's Office.**

**This is improved located at 1824 4th Avenue North, Nashville, TN 37210.**

**The above legal description is identical to the legal description in the previous deed of record.**

**The 1998 property taxes were pro rated between the parties, and have been paid. Grantee to be responsible for subsequent year tax liens.**

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the **29th** day of **September, 1998.**

John Bruno

**John Bruno**

0495750
IDENTIF. & REFERENCE

98 OCT -5 AM 9:51
HILL GARNELL REGISTER
DAVIDSON COUNTY, TN.

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

9158 10/05 0101 03CHECK 103.50

CORPORATE )
STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, _____, 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, 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 29th day of September, 1998.

_____
Notary Public

My Commission Expires: 05-28-01

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$25,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this **29th** day of **September, 1998.**

_____
Notary Public

My Commission Expires 2/19/2002

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

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

BOOK 11141 PAGE 148

10/05/98 01 09:52 0001 9158

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0495750
IDENTIF. & REFERENCE

98 OCT -5 AM 9:51

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1354433