0503810

IDENTIF. # REFERENCE

98 OCT 26 PM 1:50

REGISTER
DAVIDSON COUNTY, TN.

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

WARRANTY DEED BOOK 11169 PAGE 761

THIS INDENTURE is made and entered into this **22nd** day of **October, 1998** between LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, GRANTORs, and W & G CONSTRUCTION, INC., A TENNESSEE CORPORATION, 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 considerations, 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 W & G CONSTRUCTION, INC., A TENNESSEE CORPORATION, hereinafter referred to as GRANTEE, its 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 all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, 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 2601-2603 HERMAN STREET, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, its successors, heirs and assigns forever. The GRANTORs 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".

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.

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

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

BY: _____
LELAND D. WATTS Signature of Seller

_____
WINNIFRED A. WATTS

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

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 22 day of October, 1998.

Notary Public

My Commission Expires: 5/28/2000

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **22nd** day of **October, 1998.**

Notary Public

My Commission Expires:_____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **22nd** day of **October, 1998.**

Notary Public

My Commission Expires:_____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this **22nd** day of **October, 1998.**

Notary Public

My Commission Expires:_____

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11169 PAGE 763

On this 22nd day of October, 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 22nd day of October, 1998.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

W & G CONSTRUCTION, INC., A TENNESSEE CORPORATION
P.O. Box 2916
Hendersonville, TN 37077-296

Property Address:

2601-2603 HERMAN STREET
NASHVILLE, TN 37218

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 92-6, PARCEL 261

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 **$30,000.00** 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 22nd day of October, 1998.

Notary Public

My Commission Expires: _____

RETURN TO:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF Oct 19 98

Deputy Register

763

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lots Nos. 24 and 25 on the map of Faulconer and Ashcraft Subdivision of Lots No. 18 and 19 of the Boyd McNairy Tract as of record in Book 57, page 121, Register's Office, Davidson County, Tennessee.

Said lots No. 24 and 25 front 36 feet each on the southerly side of Jackson Street and run back between parallel lines 106 feet to an alley, Lot No. 24 running back with the westerly margin of Faulconer Street.

BEING the same property conveyed to LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, by Deed from B.L.C. INVESTMENTS, INC., of record in Book 10908, page 132, Register's Office for DAVIDSON County, Tennessee.

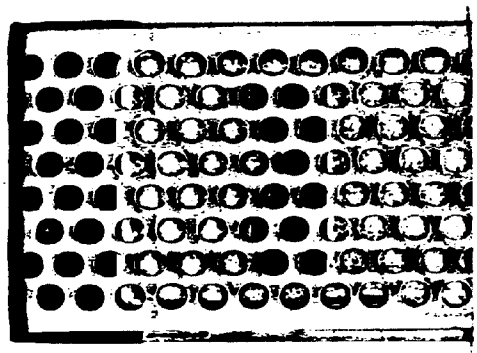
EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years not yet due and payable (MAP 92-6, PARCEL 261, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 427.18).

2. All matters as set forth on the Plan of record in Plat Book 421, page 141, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. DEED OF TRUST from B.L.C. INVESTMENTS, INC., to BILLY C. DONNELL, Trustee, of record in Book 8598, page 334, said Register's Office, to secure to L.A. NEWMAN & COMPANY, the payment of one note dated APRIL 21, 1992, in the original principal amount of $16,500.00, due and payable as set forth therein.
4. DEED OF TRUST from B.L.C. INVESTMENTS, INC., to GERALD F. NICELY, Trustee, of record in Book 8619, page 189, said Register's Office, to secure to METROPOLITAN DEVELOPMENT & HOUSING AGENCY, the payment of one note dated APRIL 23, 1992, in the original principal amount of $14,500.00, due and payable as set forth therein.

7706 10/26 0101 03CHECK 130.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11169 PAGE 765

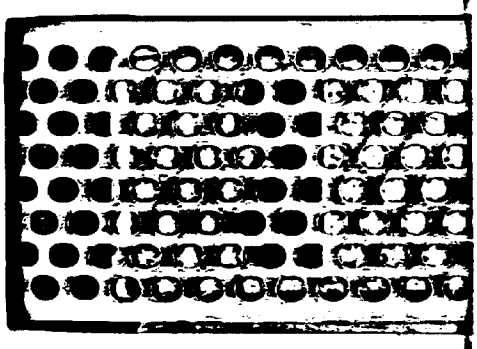
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CD TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 30000.00
				CON TX 111.00
				PRFEE 1.00
				WDEED 16.00
				CFEE 2.00
				TOTAL 130.00
				CHECK 130.00
			10/26/98 01	13:50 0001 7706

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0503810
IDENTIF. # REFERENCE

98 OCT 26 PM 1:50
REGISTER
DAVIDSON COUNTY, TN.

No. 1362891