BOOK 11244 PAGE 293

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **8th** day of **December, 1998** between LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, GRANTORs, and W&G CONSTRUCTION CO., 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 CO., 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 1011 32ND AVENUE NORTH, NASHVILLE, TN.

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".

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.

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 that this property is not their marital residence.

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

BY: _____
LELAND D. WATTS Signature of Seller

_____ by _____
WINNIFRED A. WATTS Atty in Fact

98 DEC -9 PM 12:47
GARY F. GRIER, REGISTER
DAVIDSON COUNTY, TN.

0522913
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for the above-stated County and State, LELAND D. WATTS, to me known to be the person who executed the foregoing instrument on behalf of WINNIFRED A. WATTS, and acknowledged that he executed the same as the free act and deed of said WINNIFRED A. WATTS, pursuant to that certain power of attorney duly recorded in the Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 8th day of DECEMBER, 1998.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/28/2000

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11244 PAGE 294

On this **8th** day of **December, 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 **8th** day of **December, 1998.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

W&G CONSTRUCTION CO., INC., A TENNESSEE CORPORATION
P.O. Box 2916
Hendersonville, TN 37075

Property Address:

1011 32ND AVENUE NORTH
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 92-1, PARCEL 112

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 **$20,000.00** 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 **8th** day of **December, 1998.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

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

8011 12/09 0101 03CHECK 89-00

EXHIBIT 'A'

Being all of Lot 6 and the northerly ten (10) feet of Lot No. 5 and the southerly 40 feet of Lot No. 7 on the Plan of Midway, being a subdivision of Lot No. 32, not of record.
d
Said lot and parts of Lots 5 and 7 front together 100 feet on the westerly side of 32nd Avenue North (formerly India Street) and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to LELAND D. WATTS, by Deed from B.L.C. INVESTMENTS, INC., of record in Book 1285, page 609, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, a lien, not yet due and payable (MAP 92-1, PARCEL 112, 1997 REAL PROPERTY TAXES ARE PAID IN FULL).

2. Unrecorded easements for roads and utilities, if any.

3. DEED OF TRUST from HENRY DRIVER AND WIFE, JOSEPHINE DRIVER, to G.H. PRIOR, Trustee, of record in Book 8725, page 259, said Register's Office, to secure to ASSOCIATES FINANCIAL SERVICES CORP., the payment of one note dated September 4,1992, in the original principal amount of $17,500.00, due and payable as set forth therein.

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

BOOK 11244 PAGE 296

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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 89.00
CHECK 89.00

12/09/98 01 12:50 0001 8011

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0522913
IDENTIF. # REFERENCE

98 DEC -9 PM 12:49

BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

No. 1382994