26B

BOOK 11433 PG. 875

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
William G. Wallis and		
Ruth W. Wallis		MAP: 82-8
601 Neill Avenue	New Owners	
Nashville Tennessee 37206		PARCEL: 61
		26B

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont] [Boulevard, Suite 115, Nashville, Tennessee 37205 99-03-9342]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Leland D. Watts (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, William G. Wallis and wife, Ruth W. Wallis (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson **County**, State of Tennessee, being more particularly described as follows, to wit

Land in Davidson County, Tennessee, being Lots Nos. 69 and 70 on the Plan of Bradford Realty Company's Subdivision of the McWhirter Tract and of the McFerrin Tract, of record in Plat Book 421, page 52, Register's Office for said County.

Said Lots adjoin and front together 46.8 feet on the easterly side of Neill Avenue and run back between lines measuring 150 feet on the northerly lines to a line in the rear measuring 49 feet thereon, said lot being north of and adjacent to an alley and also west of and adjacent to another alley

Being the same property conveyed to Leland D. Watts , from G.E. Capital Mortgage Services Inc., by Substitute Trustee's Deed as of record in Book 11937, page 877, for said Register of Deeds Office for said County.

The above described real property is not the homestead of Leland D. Watts and Winnifred A. Watts and never has been and is investment property owned by Leland D. Watts. Winnifred A. Watts has no legal interest in the subject property.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 1999 and subsequent years.
2. Plan of record in Book 421, page 52, for said Register's Office for said County.

This is improved property commonly known as 601 Neill Avenue Nashville, Tennessee 37206.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $23,500.00.
[
[
[Subscribed and sworn to before me this
[12th day of April, 1999.
[
[
[
[My Commission Expires: 1-24-2001

William G. Wallis
Affiant

Notary Public

97.95 0101 03CHECK

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

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of April, 1999.

Leland D. Watts

STATE OF Tennessee}
COUNTY OF Davidson}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leland D. Watts** , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

05747799
IDENTIFICATION REFERENCE
99 APR 15 PM 3:22
PAUL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05747799

IDENTIFICATION REFERENCE

99 APR 15 PM 3:22

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11433 PG: 877

CAMT	23500.00
CON TX	86.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	97.95
CHECK	97.95

04/15/99 01 15:24 0001 3123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452091