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 **3rd** day of **May, 1999** between VIVIAN L.F. HOWSE, AN UNMARRIED WOMAN, GRANTOR, and LELAND D. WATTS, A MARRIED MAN, 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, VIVIAN L.F. HOWSE, AN UNMARRIED WOMAN, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto LELAND D. WATTS, A MARRIED MAN, 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 GRANTOR 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 607 YOUNGS LANE, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds HERSELF, his/her 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.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Vivian L.F. Howse
VIVIAN L.F. HOWSE Signature of Seller

99 MAY -4 PM 3:12

0582573

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State VIVIAN L.F. HOUSE, AN UNMARRIED WOMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of May, 1999.

Notary Public

My Commission Expires 5/28/2002

Name and Address of Property Owner

LELAND D. WATTS, A MARRIED MAN

6744 QUIET LANE
BRENTWOOD, TN 37027

Property Address

607 YOUNGS LANE
NASHVILLE, TN

Person Responsible for Taxes

SAME

Map & Parcel #: MAP 71-5, PARCEL 23

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 3rd day of May, 1999.

Notary Public

My Commission Expires 5/28/2002

RETURN TO

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

EXHIBIT 'A'

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Map of Part of Free Silver Plan, of record in Book 161, page 76, Register's Office for said County, described as follows:

Beginning at a point in the center line of Young's Lane, at the northeasterly corner of property conveyed to John Powell and wife, Ruth Powell, by Deed from John Beard Doughlass and wife, of record in Book 1972, page 134, said Register's Office; thence with the center line of said Young's Lane in and easterly direction 100 feet; thence in a westerly direction 245 feet, more or less, to a point in the easterly line of the Marshall Lot, shown on said plan; thence with Marshall's Lane, southwesterly 90 feet to the northwesterly corner of the Powell lot, thence along Powell's line, southeasterly, 102 feet, more or less, to the beginning.

BEING the same property conveyed to Charles H. Fitzgerald and wife, Mary S. Fitzgerald, by Warranty Deed from J.D. AND CATHRYN B. McKINNEY, of record in Deed Book 2279, page 31, Register's Office for DAVIDSON County, Tennessee. The said Charles H. Fitzgerald having since died, the property vested by operation of law in his surviving spouse, Mary S. Fitzgerald. Mary S. Fitzgerald subsequently conveyed all of her right, title and interest in and to said property unto her daughter, Vivian L. F. Howse, by Quitclaim Deed of record in Book 6986, page 113, and re-recorded in Book 7398, page 274, said Register's Office. Vivian L.F. Howse subsequently conveyed an life estate back to Mary S. Fitzgerald with a remainder interest in Vivian L.F. Howse, in Quitclaim Deed of record in Book 7504, page 601, said Register's Office. Mary S. Fitzgerald subsequently died on 1-25-98, and the property vests solely in Vivian L.F. Howse, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 71-5, PARCEL 23).

2. All matters as set forth on the Plan of record in Plat Book 161, page 76, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8303, page 942, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11462 PG. 317

CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS		
MO - MORTGAGE	REL - RELEASE		CCTX - STATE TAX CONVEY		
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MGTX - STATE TAX MORT		
TD - TRUST DEED	CFEE - COMPUTER FEE		PRFEE - PROBATE FEE		

0582573

REFERENCE

99 MAY -4 PM 3:12

REGISTER

[illegible]	[illegible]
[illegible]	[illegible]
RECORD	1.00
[illegible]	[illegible]
CFEE	1.00
TOTAL	[illegible]
CHECK	[illegible]

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456052