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 **29th** day of **April, 1999** between LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, GRANTORs, and WOODEN CHIEF INVESTMENTS, LLC., A TENNESSEE LIMITED LIABILITY CO., 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 WOODEN CHIEF INVESTMENTS, LLC., A TENNESSEE LIMITED LIABILITY CO., 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 625 NORTH 9TH STREET, 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 HIMSELF, 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.

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

INDIVIDUAL
STATE OF TN)
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 29TH day of April, 1999.

_____
Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **29th** day of **April, 1999** 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 **29th** day of **April, 1999.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

WOODEN CHIEF INVESTMENTS, LLC., A TENNESSEE LIMITED LIABILITY CO.
P.O. Box 22940
Nashville, TN 37202

Property Address:

625 NORTH 9TH STREET
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 082-08-0, PARCEL 156

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 **$24,500.00** 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.

President

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **April, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

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

EXHIBIT 'A'

BEING LOT NO. 161 OF BLOCK 1 & 2 OF F.O. BEAZLEY SUBDIVISION, McFERRIN ADDITION AS OF RECORD IN BOOK 57, PAGE 136, REGISTER'S OFFICE FOR SAID COUNTY.

Said Lot #161 fronts 50 feet on the easterly side of North Ninth Street and runs back between parallel lines 150 feet to the alley in the rear.

BEING the same property conveyed to LELAND D. WATTS, by QUITCLAIM Deed from BYRON L. PRICE, of record in Deed Book 10297, page 599, 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 082-08-0, PARCEL 156, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 368.88).

2. All matters as set forth on the Plan of record in Plat Book 57, page 136, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

0582575
RECEIVED FOR REFERENCE
99MAY-4 PM 3:13
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.
105.00 CHECK 0101 05/04/99 10:57

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11462 PG. 330

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

0582575

IDENTIFICATION REFERENCE

99 MAY -4 PM 3:13

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	24500.00
CON TX	90.65
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	105.65
CHECK	105.65

05/04/99 01 15:17 0001 1367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456054