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

BOOK 11476 PG. 4

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **May, 1999** between ROY L. THOMPSON and KATHERINE M. THOMPSON, HUSBAND AND WIFE, GRANTORs, 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, ROY L. THOMPSON and KATHERINE M. THOMPSON, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do 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 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 58 ROBERTSON STREET, 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 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, his/her 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: Roy L. Thompson
ROY L. THOMPSON Signature of Seller

Katherine M. Thompson
KATHERINE M. THOMPSON

05586196

IDENTIFICATION REFERENCE

99 MAY 12 PM 2:00

RECORDED

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, a Notary Public of said County and State, ROY L. THOMPSON and KATHERINE M. THOMPSON, HUSBAND AND WIFE, 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 **11th** 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:

58 ROBERTSON STREET
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 93-16, PARCEL 219

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 **$9,500.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **May, 1999.**

Notary Public

My Commission Expires: 5/28/2002

RETURN TO:

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

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EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Maury and Claibornes Addition to South Nashville, as of record in Book 21, pages 84 and 85, Register's Office for said County.

Said Lot No. 280 fronts 35 feet on the northerly side of Robertson Street and extends back between parallel lines 165 feet to an alley.

BEING the same property conveyed to ROY L. THOMPSON and KATHERINE M. THOMPSON, HUSBAND AND WIFE, by Warranty Deed from LEWIS B. APPLE, of record in Deed Book 6597, page 934, 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 93-16, PARCEL 219).

2. All matters as set forth on the Plan of record in Plat Book 21, pages 84 and 85, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

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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

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05861196

IDENTIFICATION REFERENCE

99 MAY 12 PM 2:01

REGISTER
DAVIDSON COUNTY, TN.

DEPT	9500.00
[illegible] TX	35.15
PRFEE	1.00
[illegible]	12.00
CFEE	2.00
TOTAL	50.15
CHECK	50.15

05/12/99 01 14:04 0001 5216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459861