WARRANTY DEED

BOOK 11648 PAGE 380

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF August 19 99

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
WARREN ENGLE	PHH MORTGAGE SERVICES	72-13-46
(NAME)	(NAME)	
1001 WEST CAHAL AVENUE	3000 LEADENHALL ROAD	15DA-02280
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	MT. LAUREL, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LELAND D. WATTS AND WIFE, WINNIFRED A. WATTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WARREN ENGLE AND LORRI ENGLE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in DAVIDSON County, Tennessee, being Lot No. 19, on the Plan of IRVINGTON, of record in Book 843, page 60, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to LELAND D. WATTS, A MARRIED PERSON, by deed from Secretary of Veterans Affairs, of record in Book 10996, page 404, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WINNIFRED A. WATTS, wife of LELAND D. WATTS, joins in to convey any interest she may have by reason of her marital status in subject property.

This instrument is executed on behalf of WINNIFRED A. WATTS, by LELAND D. WATTS, as her Attorney-in-Fact, pursuant to a Power of Attorney of record in Book 7045, page 561, Register's Office for DAVIDSON County, Tennessee.

SOURCE OF DESCRIPTION: Survey dated July 23, 1999, made by:
LESLIE FLOWERS, License No. 1659

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 1001 CAHAL AVENUE, NASHVILLE, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 31st day of August 19 99

LELAND D. WATTS

WINNIFRED A. WATTS
By:
LELAND D. WATTS, ATTORNEY-IN-FACT

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 31st day of August, 1999.

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

*** LEGAL DESCRIPTION CONTINUATION

JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

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, 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 on behalf of WINNIFRED A. WATTS, as her Attorney-in-Fact, as the free act and deed of the within named WINNIFRED A. WATTS.

WITNESS my hand and official seal at Nashville, Tennessee, this 31ST day of AUGUST, 1999.

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

0374 09/01 01:1 CSHFCK 299.00

063040
MARK REFERENCE
99 SEP -2 PM 3:41
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11648 PAGE 352

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

0632040

REFERENCE

99 SEP -2 PM 3:41

REGISTER
DAVIDSON COUNTY, TN.

77000.00
288.50
1.00
2.00
259.50
295.50

99:41 0001 4374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512411