18B

BOOK 11743 PAGE 214

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

99 NOV 15 PM 2:13

06574963

WARRANTY DEED

THIS INDENTURE is made and entered into this **3rd** day of **November, by and between LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, hereinafter called GRANTORs, and W & G CONSTRUCTION, INC., A TENNESSEE CORPORATION, hereinafter called 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 are hereby acknowledged, GRANTORs, do hereby bargain, sell, transfer and convey unto W & G CONSTRUCTION, INC., A TENNESSEE CORPORATION, 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 1124 32ND AVENUE NORTH, NASHVILLE, TN 37209.

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.

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

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

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 3rd day of November, 1999.

_____
Notary Public

My Commission Expires: 5/28/2000

11/15/99 0101 03CHECK 144.50

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **3rd** day of **November, 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 **3rd** day of **November, 1999.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

W & G CONSTRUCTION, INC., A TENNESSEE CORPORATION

1124 32ND AVENUE NORTH
NASHVILLE, TN 37209

Property Address:

1124 32ND AVENUE NORTH
NASHVILLE, TN 37209

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 92-01, **PARCEL** 77

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 **$35,000.00** 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.

Kristin Taylor
Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **November, 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'

Land is located in the 21st councilmanic District of Nashville, Davidson County, Tennessee being a portion of the railroad right of way of the Old Nashville and West Nashville dummy line, adjacent to Lot Number 13 on the Map of Long and Ashworths Subdivision of Block 24 and part of 33-40 & 41 as of record in Plat Book 57, page 116, Register's Office for Davidson County, Tennessee, also being known as Parcel 77 on county Property tax Map 92-1 (formerly Parcels 77 and 78 and being more particularly described according to a survey by Wamble and Associates, dated March 30, 1992 (W & A File No. 286-0192) as follows:

Beginning at a point said point being an iron rod set on the easterly right of way of 32 Avenue, North said point being approximately 250 feet from the southeast corner of Centennial Blvd.; thence, following said right of way south 01 degrees 03 minutes 47 seconds East 88.99 feet to an iron rod set; thence North 59 degrees 29 minutes 27 seconds East 172.56 feet to an iron rod set on the westerly margin of an alley thence following said westerly margin North 01 degrees 01 minutes 17 seconds West 4.00 feet to an existing iron rod; thence South 88 degrees 59 minutes 52 seconds West 150.27 feet to the point of beginning containing 6,987 square feet more or less.

BEING the same property conveyed to LELAND D. WATTS, by Deed from NASHVILLE AREA HABITAT FOR HUMANITY, of record in Book 11730, page 85, 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 92-01, PARCEL 77, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 515.17).

2. All matters as set forth on the Plan of record in Plat Book 57, page 116, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Title to that portion of the premises embraced within the bounds of any road, street or highway.

4. Title to that portion of the premises, if anya, embraced within any right of way for a railroad.

5. If improvements are completed after January 1st of any year the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company will assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603, et seq.

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

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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0637463 CONVEYANCE

99 NOV 15 PM 2:13

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 144.50
CHECK 144.50

11/15/99 01 14:14 0001 1396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539075