18B

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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 **16th** day of **November, by and between DONNA G. WITHERSPOON, A MARRIED WOMAN, and DEBORAH R. WATSON, A MARRIED WOMAN, and DIANNE G. RUSSELL, AN UNMARRIED WOMAN, hereinafter called GRANTORs, and LELAND D. WATTS, A MARRIED MAN, 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 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 1306 IRELAND STREET, NASHVILLE, TN 37208.

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.

GRANTORs hereby covenant that the said property hereby conveyed is not and never has been marital property for any of them and none of their spouses have ever lived in said property and, therefore, none of the spouses have any marital interest whatsoever in said property.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Donna G. Witherspoon
DONNA G. WITHERSPOON, Signature of Seller

Deborah R. Watson
DEBORAH R. WATSON Signed by Donna G. Witherspoon attorney-in-fact

Dianne G. Russell
DIANNE G. RUSSELL
Signature of Seller
by Donna G. Witherspoon
attorney-in-fact

STATE OF TENNESSEE
DAVIDSON COUNTY
REAL ESTATE TRANSFER TAX
0.00
RECEIVED FOR RECORD
11/18/99 3:21
DAVIDSON COUNTY, TN
RECORDING FEE 13.00
DATA PROCESSING FEE 1.00
TOTAL 14.00
STATE OF TENNESSEE
DAVIDSON COUNTY
11/18/99 0101 03CHECK 113.35
2750

00068722

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA G. WITHERSPOON, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 18 day of NOVEMBER, 1999.

Donna G. Clark
notary public

My commission expires: 5/25/2000

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for the above-stated County and State, DONNA G. WITHERSPOON, to me known to be the person who executed the foregoing instrument on behalf of DIANNE G. RUSSELL, and acknowledged that he executed the same as the free act and deed of said DIANNE G. RUSSELL.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 18 day of November, 1999.

Donna G. Clark
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/25/2000

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for the above-stated County and State, DONNA G. WITHERSPOON, to me known to be the person who executed the foregoing instrument on behalf of DEBORAH R. WATSON, and acknowledged that he executed the same as the free act and deed of said DEBORAH R. WATSON.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 18 day of November, 1999.

Donna G. Clark
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/25/2000

Name and Address of Property Owner:

LELAND D. WATTS, A MARRIED MAN

2819 GALLATIN ROAD
NASHVILLE, TN 37216

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Property Address:

1306 IRELAND STREET
NASHVILLE, TN 37208

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 092-04, PARCEL 165.00

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 **$25,500.00** 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 **16th** day of **November, 1999.**

Notary Public

My Commission Expires: 5/25/2000

RETURN TO:

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

EXHIBIT 'A'

Being Lot No. 81 on the Map of Thomas Harding's First Addition to Nashville, as of record in Book 19, page 241, Register's Office for said County.

Said lot fronts 54 feet on the northerly side of Grant, formerly Polk, Street, now being Ireland Street, and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to DONNA G. WITHERSPOON, A MARRIED WOMAN, DEBORAH R. WATSON, A MARRIED WOMAN, AND DIANNE G. RUSSELL, AN UNMARRIED WOMAN, by Deed of record in Book 10767, page 349, and by Deed of Correction of record in Book 11125, page 42, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 092-04, PARCEL 165.00, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 624.13).

2. All matters as set forth on the Plan of LAKESHORE, PHASE 2-B, of record in Plat Book 7900, page 599, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Declaration of Covenants, Conditions and Restrictions, of record in Deed Book 7572, Page 669, Register's Office for DAVIDSON County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06 8722

RECEIVED
99 NOV 18 PM 3:21

CAMT	25500.00
CON TX	94.35
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	113.35
CHECK	113.35

11/18/99 01 15:22 0001 2730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1540389