BOOK 11763 PAGE 422

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 **November, by and between LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, , hereinafter called GRANTORs, and MICHAEL O. BRYANT, [redacted], 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 MICHAEL O. BRYANT, UNMARRIED, 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.

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

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

99 DEC -1 AM 11:32
[illegible] REGISTER
DAVIDSON COUNTY, TN.

CODE 12/01 0101 CHECK 167.00

06626600

INDIVIDUAL
STATE OF Tennessee)
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 29 day of November, 1999.

Notary Public

My Commission Expires: 5/28/2000

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: 5/28/2000

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that 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 **November, 1999.**

Notary Public

My Commission Expires:_____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that 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 **November, 1999.**

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

MICHAEL O. BRYANT, UNMARRIED
1411 Roberts Ave
Nashville, TN 37206

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Property Address:

1306 IRELAND STREET
NASHVILLE, TN 37208

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 092-04, PARCEL 165

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 **$40,000.00** 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.

x Michael O. Bryant
Affiant

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

Denise C. Allen
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. 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 LELAND D. WATTS, by Deed from DONNA G. WITHERSPOON ET AL, of record in Book 11747, page 638, 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, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 624.13).

2. All matters as set forth on the Plan of record in Plat Book 19, page 241, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. DEED OF TRUST from LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, to THOMAS H. COPELAND, Trustee, of record in Book 11747, page 643, said Register's Office, to secure to TRADERS NATIONAL BANK OF TULLAHOMA, TENNESSEE, the payment of one note dated NOVEMBER 16, 1999, in the original principal amount of $27,600.00, due and payable as set forth therein.

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

99 DEC -1 AM 11:32
BILL GARRETT
DAVIDSON CO. TN.
REGISTER

0662600
REFERENCE

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	167.00
CHECK	167.00

12/01/99 01 11:32 0001 6886

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544492