1.LO

BOOK 11489 PG. 129

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

Instr:200001050001642 Page: 1 OF 3
REC'D FOR REC 01/05/2000 4:05:47PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **May, 1999** between JAMES R. WATTS, A MARRIED MAN, JOINED BY, and WANDA G. WATTS, HIS WIFE, hereinafter called GRANTORs, and BECKY MOORMAN, 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 is hereby acknowledged, JAMES R. WATTS, A MARRIED MAN, JOINED BY, and WANDA G. WATTS, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto BECKY MOORMAN, 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 612 39TH AVENUE NORTH, NASHVILLE, TN 37209.

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 HIMSELF, 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.

WANDA G. WATTS, wife of JAMES R. 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.

0589880

SUBMITTED FOR REFERENCE

99 MAY 21 PM 12:52
REGISTER
DAVIDSON COUNTY, TN.

BY: _____
JAMES R. WATTS
Signature of Seller

Wanda G. Watts by
WANDA G. WATTS
James R. Watts power of attorney

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JAMES R. 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 20 day of May, 1999.

Denise Ellis
Notary Public

My Commission Expires: 5/28/2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **20th** day of **May, 1999** before me personally appeared JAMES R. 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 WANDA G. WATTS, and acknowledged that he/she executed the same as the free act and deed of said ~~JAMES R. WATTS~~ WANDA G. WATTS.

Witness my hand, at office, this **20th** day of **May, 1999.**

DCA

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

BECKY MOORMAN
c/o King Music, Ste. 137
9 Music Sq W., Ste. 137
Nashville, TN 37203

Property Address:

612 39TH AVENUE NORTH
NASHVILLE, TN 37209

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 092-09-0, PARCEL 027.00

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 **$8,000.00** 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.

Becky Moorman
Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **May, 1999.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLEN NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

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

* Re-recorded to correct the acknowledgment of James R. Watts under power of attorney from Wanda G. Watts.

EXHIBIT 'A'

A certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 9 on the Plan of Clifton, as of record in Book 21, page 35, Register's Office for said county, and described according to a copy of survey thereof made by Norris H. Hickerson, surveyor, July 24, 1952, as follows:

Beginning at a concrete monument on the easterly margin of 39th Avenue, North, at the southwest corner of Clifton Avenue Housing Project, being the northwest corner of this lot, and being 335 feet north of an iron pin set in the north margin of Delaware Avenue; thence along the margin of said Housing Project, as follows: South 83 32' east 100 feet, to an iron pin, south 6 28' West 43 feet to an iron pin, south 81 52' east 50 feet to an iron pin, and south 6 28' west 6 feet to an iron pin at the northeast corner of the property conveyed to Hall Brown by deed from Sam Garfinkle and wife, of record in Book 2044, page 374, said Register's Office; thence along Brown's northerly line north 83 32' west 150 feet to an iron pin in the easterly margin of 39th Avenue North, being 285 feet north of the north margin of Delaware Avenue; thence with the margin of 39th Avenue North, north 6 28' east 50 feet to the beginning.

BEING the same property conveyed to JAMES R. WATTS, A MARRIED MAN, JOINED BY, and WANDA G. WATTS, HIS WIFE, by Warranty Deed from AMERICAN GENERAL FINANCE, INC., of record in Book 8745, page 739, 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 092-09-0, PARCEL 027.00).

2. All matters as set forth on the Plan of record in Plat Book 21, page 35, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.