PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Map & Parcel No.: 92-6-319

Instr:200002040011715 Page: 1 OF 2
REC'D FOR REC 02/04/2000 8:28:16AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $48.47

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **January, 2000** between **Southern Financial, Inc.** , GRANTOR, and **Leland D. Watts and wife, Winifred A. Watts** , 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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 45 on the map of L. C. Thuss' Subdivision of Part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for said County. Said Lot No. 45 fronts 40 feet on the westerly side of 29th Avenue, North, and runs back between parallel lines 150 feet to an alley.

Included in the above description but hereby excluded is that portion of land conveyed to the State of Tennessee et al, in final judgment of record in Book 4281, page 604, said Register's Office.

Being the same property conveyed to Southern Financial, Inc., by Warranty Deed in Lieu of Foreclosure executed by Claudette Cross, a widow, recorded as Instrument No. 200001280009337, said Register's Office.

This conveyance is subject to the year 2000 property taxes, which have been prorated, Grantees to pay; and, further subject to all matters shown on the plan of record in Book 547, page 102, said Register's Office.

The legal description contained hereinabove is identical to the legal description contained in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

John Bruno, Pres.

John Bruno, President
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said State and County aforesaid, personally appeared **John Bruno** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Southern Financial, Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in , this the **26th** day of **January, 2000.**

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
7-27-2002

Name and Address of Property Owner:

Leland D. Watts and Winifred A. Watts
6744 Quiet Lane
Brentwood, TN 37027

Property Address:

727B 29th Avenue
Nashville, TN 37209

Person Responsible for Taxes:

Leland D. Watts
6744 Quiet Lane
Brentwood, TN 37027

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 **$13,100.00** 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 **26th** day of **January, 2000.**

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
7-27-2002

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027