18B

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

Instr:20000215001517l Page: 1 OF 3
REC'D FOR REC 02/15/2000 12:13:59PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $74.00

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **11th** day of **February, by and between LELAND D. WATTS and WINNIFRED A. WATTS, HUSBAND AND WIFE, hereinafter called GRANTORs, and JILL M. POUNCEY, UNMARRIED, 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, WE, LELAND D. WATTS and WINNIFRED A. WATTS, HUSBAND AND WIFE, GRANTORs, do hereby bargain, sell, transfer and convey unto JILL M. POUNCEY, 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 808 32ND 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 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.

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, Signature of Seller**

**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 11TH day of February, ~~199~~ 2000

_____
Notary Public

My Commission Expires: 5/28/2004

**ATTORNEY IN FACT**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

On this **11th** day of **February, 2000** 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 WINNIFRED A. WATTS.

Witness my hand, at office, this **11th** day of **February, 2000.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

**JILL M. POUNCEY, UNMARRIED**
C/O GLENN WALLIS
4586 Shasta Drive
Nashville, TN 37211

Property Address:

**808 32ND AVENUE NORTH**
**NASHVILLE, TN 37209**

Person Responsible for Taxes:

**SAME**

**Map & Parcel #: MAP 92-5, PARCEL 290.01**

## 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 **$20,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **February, 2000.**

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 in Davidson County, Tennessee, being Lot No. 2 on the Map of Re-subdivision of Lots Nos. 1, 2, 3, 4, 5, 6 and 7, Fisk University Place, Block 1, of record in Book 3106, page 135, Register's Office for said County.

Said Lot No. 2 fronts 50.5 feet on the easterly line of 32nd Avenue North and runs back between lines measuring 150 feet on the north and 151.4 feet on the south to an alley in the rear measuring 71 feet thereon.

BEING the same property conveyed to LELAND D. WATTS and WINNIFRED A. WATTS, HUSBAND AND WIFE, by Warranty Deed from JOHN M. HINES, UNMARRIED, of record in Book 10413, page 376, 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 92-5, PARCEL 290.01, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 0).

2. All matters as set forth on the Plan of record in Plat Book 3106, page 135, 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 AND WIFE, WINNIFRED A. WATTS, to T. RICHARD DEAN, Trustee, of record in Book 10444, page 745, said Register's Office, to secure to REGIONS BANK OF TENNESSEE the payment of one note dated APRIL 30, 1997 in the original principal amount of $22,575.00, due and payable as set forth therein.