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

Instr:200004050034384 Page: 1 OF 3
REC'D FOR REC 04/05/2000 1:15:45PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $79.55

ASSUMPTION WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **March, 2000** between BRENDA R. ELLIS, UNMARRIED, GRANTOR, and LELAND D. WATTS, A MARRIED MAN, 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, INCLUDING THE GRANTEE'S ASSUMPTION OF THAT CERTAIN DEED OF TRUST TO J.G. PALMER, TRUSTEE, IN THE ORIGINAL PRINCIPAL AMOUNT OF $24,350.00, OF RECORD IN BOOK 5294, PAGE 139, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH INDEBTEDNESS SAID GRANTEE HEREBY ASSUMES AND AGREES TO PAY WHEN DUE AND HOLD GRANTOR HARMLESS FROM SAME, AND FURTHER AGREES TO ABIDE AND FULFILL THE TERMS, CONDITIONS, AND PROMISES CONTAINED IN SAID DEED OF TRUST AS FULLY AND COMPLETELY AS IF THE PURCHASER WAS A SIGNATURY TO THE DEED OF TRUST AT THE TIME OF ITS EXECUTION AND DELIVERY, the receipt of which is hereby acknowledged, BRENDA R. ELLIS, UNMARRIED, hereinafter referred to as GRANTOR, does 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 GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (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 1341 MERIDIAN STREET, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her 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 in Exhibit "B".

GRANTOR further covenants and binds herself, his/her 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 hand and seal of GRANTOR and GRANTEE on the day and year first above written.

Brenda R. Ellis
BRENDA R. ELLIS
Signature of Seller

Leland D. Watts
LELAND D. WATTS
Signature of Buyer

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 30th day of March, ~~19~~2000.

Denise C. Allio
Notary Public

DENISE C. ALLIO NOTARY PUBLIC DAVIDSON LAW

My Commission Expires: 5/28/2000

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **BRENDA R. ELLIS, UNMARRIED**, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **March, 2000.**

Sharon M Gotthardt
Notary Public

My Commission Expires: 2-25-2001

Sharon M. Gotthardt, Notary Public
In And For The State Of Ohio
My Commission Expires Feb. 25, 2001

Name and Address of Property Owner:

LELAND L. WATTS
2819 GALLATIN ROAD
NASHVILLE, TN 37216

Property Address:

1341 MERIDIAN STREET
NASHVILLE, TN 37207

Person Responsible for Taxes:

Map & Parcel #: MAP 71-15, PARCEL 142

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 **$21,500.00** 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.

Linda A. Watson
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **March, 2000.**

Denise C. Ellis
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 Lots Nos. 383 & 384 on the Map of Highland Land Company's Plan, as of record in Book 421, page 14, Register's Office for said County.

SAID Lots Nos. 383 & 384 front together 50 feet on the easterly side of Meridian Street and extend back between parallel lines along the southerly margin of Marie Street.

BEING the same property conveyed to DUNK A. ELLIS III AND WIFE, BRENDA R. ELLIS by Deed from MARY JO DIXON, UNMARRIED, of record in Deed Book 5951, page 635, Register's Office for DAVIDSON County, Tennessee. The said DUNK A. ELLIS III AND WIFE, BRENDA R. ELLIS, having since been divorced by Final Decree of Divorce and the said Dunk A. Ellis III having quitclaimed all of his right, title and interest in and to said property to BRENDA R. ELLIS by Quitclaim Deed recorded immediately prior hereto in the 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 71-15, PARCEL 142, 1999 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF $642.37).

2. All matters as set forth on the Plan of record in Plat Book 421, page 14, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. DEED OF TRUST from RICKY D. HUTSON, to J.G. PALMER, Trustee, of record in Book 5294, page 139, said Register's Office, to secure to TENNESSEE HOUSING DEVELOPMENT AGENCY, the payment of one note dated JUNE 3, 1978, in the original principal amount of $24,350.00, due and payable as set forth therein.