WARRANTY DEED

Record & Return To:
Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027
File #200011229

Instr:200007210072046 Page: 1 OF 2
REC'D FOR REC 07/21/2000 10:29:27AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $70.30

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th Day of July, 2000.

Notary Public

MY COMMISSION EXPIRES: 0[illegible] My Commission Expires OCT. 25 2003

(AFFIX SEAL)

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 27027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D. Watts	Owner	Map 070-09-0
(NAME) 3227 Lincoln Avenue	(NAME) 2819 Gallatin Road	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37216	Parcel 034.02
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Chase Manhattan Mortgage Corp.** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Leland D. Watts** and hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being part of Lot No. 10 on the Plan of H. E. Simpiks' Division of L. G. Curtis Lands, of Record in Book 547, page 39, described according to a surevey by D. E. Boner, Surveyor, dated November 29, 1963 and further described by John B. Kohl III, Surveyor dated June 28, 1978 as follows: Beginning at a point in the southerly margin of Lincoln Avenue, being North 58 degrees west 180 feet from the common corners of Lot Nos. 8 and 10 in said subdivision; thence south 32 degrees west 200 feet to a point; thence north 58 degrees west 60 feet to a point; thence north 32 degrees east 200 feet to a point in the south margin of Lincoln Avenue; thence along said margin south 58 degrees east 60 feet to the point of beginning.

Being the same property conveyed to Paul E. Phelps and wife Lois Phelps by Warranty Deed dated July 26, 1978 from Julia L. Mallernee, a widow of Record in Book 5317, page 4, Register's Office for Davidson County, Tennessee. Said Property was conveyed to Chase Manhattan Mortgage Corporation by Trustee Deed recorded in instrument No. 200007120068843, July 12, 2000 of said Register's Office.

Metro Codes Letters of Record in Book 10973, page 511 and in Book 11188, page 494, Register'Office for Davidson County, Tennessee.

This is unimproved ( ) / improved (X) property, known as 3227 Lincoln Avenue Nashville TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 19th Day of July, 2000.

Chase Manhattan Mortgage Corp.
SHEREE MERRITT, A.V.P.

STATE OF TENNESSEE OHIO)

ss

COUNTY OF Davidson FRANKLIN)

SHEREE MERRITT, A.V.P.

Before me, the undersigned Notary Public, personally appeared _____ the _____ of Chase Manhattan Mortgage Corporation, SHEREE MERRITT, A.V.P. or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ the _____ of Chase Manhattan Mortgage Corporation, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th Day of July, 2000.

_____
NOTARY PUBLIC

NOTARIAL SEAL STATE OF OHIO

KAREN D. CLARK
Notary Public
In and for the State of Ohio
My Commission Expires
11-15-04

MY COMMISSION EXPIRES: _____