(1)

This instrument prepared by information furnished by the parties hereto and the preparer accepts no liability for the correctness of the information contained herein or as to the Seller's Warranty of Title:

This instrument prepared by:
Leland D. Watts
2819 Gallatin Road
Nashville, Tn 37216

Address New Owner:

Dulcey Davis
P.O. Box 282214
Nashville, Tn. 37208

SEND TAX BILLS TO:
SAME

Map and Parcel No.

Map 081-08,
Parcel 319

Davidson County DEEDWARR
Recvd: 09/19/00 10:30 3pgs
Fees:15.00 Taxes:94.53
20000919-0092980

The actual consideration or value, whichever is greater, for this transfer, is $25,549.00, this 14 day of July, 2000.

Dulcey A. Davis
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14 day of July, 2000.

Margie Dickens
Notary Public

My commission expires: 10/25/03

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, including the Grantee's assumption of that certain Deed of Trust to T. Richard Dean, Trustee, in the original principal amount of $26,000.00 of record in Book 11151, page 25, 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 agree to abide by and fulfill the terms, conditions and promises contained in said Deed of Trust as fully and completely as if the purchaser was a signatory to the said Deed of Trust at the time of its execution and delivery, the receipt and sufficiency of which are hereby expressly acknowledged, I, LELAND D. WATTS, JOINED BY MY WIFE, WINNIFRED A. WATTS HEREINAFTER referred to as GRANTORS, have this day bargained and sold and do hereby transfer and convey unto the said Dulcey Davis, _____ successors and assigns, certain real estate in Davidson County, Tenn. 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 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 823 BUCHANAN STREET, NASHVILLE, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, ITS successors and assigns forever, WE covenant that WE are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WINNIFRED A. WATTS, wife of LELAND D. 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 herein described property, marital or otherwise.

WE further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said GRANTEE, ITS successors and assigns, against the lawful claims of all persons.

WITNESS OUR hands and seals on this the 14th day of July, 2000.

LELAND D. WATTS
Signature of Seller

WINNIFRED A. WATTS, BY HER ATTORNEY IN FACT, LELAND D. WATTS
Signature of Seller

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LELAND D. WATTS, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 14th day of July, 2000.

notary public

My commission expires: 11-29-03

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for the above-stated County and State, LELAND D. WATTS, to me known to be the person who executed the foregoing instrument on behalf of WINNIFRED A. WATTS, pursuant to that certain power of attorney of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of said WINNIFRED A. WATTS.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 14th day of July, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-29-03

EXHIBIT 'A'

Situated in Davidson County, Tennessee, and being Lot No. 17 on the Plan of W.S. Settle's Subdivision of Lots Nos. 247 to 277 inclusive of the North Nashville Real Estate Company's Plan of Lots in Nashville, as of record in Book 57, page 71, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on Central Avenue and runs back South toward Buchanan Street on the West side 81.54' and on the East side 127.18'; the other part of this lot was taken by the State wherein it took 2,882 square feet of same and left 5,218 square feet; the portion taken by the State is covered by the Interstate Highway Acquisition Plan, Route I-265, Project No. I-265-3(7)86, Parcel No. 81-8-319.

Being the same property conveyed to Leland D. Watts, a married man, by Warranty Deed from Anthony Woods, a married man, and his wife, Adrianne Woods, of record in Book 11151, page 21, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1999 and all future years.

2. Plan of record in Plat Book 57, page 71, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Any and all other matters appearing of record, including easements and restrictions.