(2)

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

Davidson County DEEDWARR
Recvd: 09/19/00 10:30 3pgs
Fees:15.00 Taxes:126.61
20000919-0092981

ADDRESS NEW OWNER:

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

MAP AND PARCEL NO:

MAP 81-7, PARCEL 407

SEND TAX BILLS TO:

SAME

The actual consideration or value, whichever is greater, for this transfer, is $34,217.63, this 14th day **of** July, **2000.**

x Dulcey A. Davis
AFFIANT

Sworn to and subscribed before me this 14th **day of** July, **2000.**

Margie DeMoss
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, 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 hereinafter referred to as GRANTEE, ITS successors and assigns, certain real estate 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 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 1904 12TH AVENUE N., 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.

EXHIBIT 'A'

BEING Lot No. 67 on the Map of Cephas Woodard's Subdivision of Lots 5 and 6 of the Woodard Plan, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 67 fronts 50 feet on the easterly margin of 12th Avenue, North and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Leland D. Watts, by Deed from B.L.C. Investments, Inc.,, of record in Book 9643, page 407, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1999 and all future years.
2.
2. 1617, page 174, Register's Office for Davidson County, Tennessee.

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

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