FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/00 15:34 2pgs
Fees:11.00 Taxes:74.00

20001002-0097365

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 201000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 20 00

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D. Watts	New Owner	MAP 92-9
(NAME)	(NAME)	
2819 Gallatin Road		PARCEL 212
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Doochin Davidson County Family Partnership, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leland D. Watts

HEREINAFTER CALLED THE GRANTEES, 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, 416 37th Avenue, Map 92-9-212, being Lot No. 54 on the Map of W.R. Wilson's tract, West Nashville, as of record in Book 332, Page 161, Register's Office for said County.

Said Lot No. 54 fronts 50 feet, more or less, on the easterly side of Willie Street (now called 37th Avenue North) and runs back between parallel lines, 130 feet to an alley.

BEING the same property conveyed to Doochin Davidson County Family Partnership L.P. by Quitclaim Deed from Julius and Sonia Doochin, of record in Book 10619, Page 216, Register's Office for said County. Reference is also made to prior deed of record in Book 5817, Page 714, Register's Office said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 332, Page 161, said Register's Office.

unimproved ( )
This is improved (X) property, known as 416 37th Avenue North, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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 our hand s this 28th day of September, 20 00

Doochin Davidson County Family Partnership, L.P.

By: _____
Julius Doochin, General Partner

By: _____
Ben Doochin, General Partner

By: _____
Sonia Doochin, General Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____

_____
Notary Public

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Julius Doochin and Sonia Doochin and Ben Doochin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to the the General Partners respectively of the Doochin Davidson County Family Partnership, L.P., the within named bargainor and that they as such General Partners being authorized so to do, execute the foregoing instrument for the purposes therein contained by the said Julius Doochin as such General Partner, and attesting the same by the said Sonia Doochin as such General Partner, and attesting the same by the said Ben Doochin as such General Partner.
Witness my hand and official seal at Office at Nashville, TN on this the 28th day of September 2000.

My Commission Expires:3/24/01

Patricia Nicholls
Notary Public

