FILE BOX 45

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
JAMES R. WATTS	MAP 81-7 PARCEL 508
2819 Gallatin Road	
Nashville, TN 37216	
SEND TAX BILLS TO:	
SAME	

Davidson County DEEDQC
Recvd: 02/08/01 14:47 3pgs
Fees:15.00 Taxes:87.15
20010208-0012610

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

The actual consideration or value, whichever is greater, for this transfer, is $23,554.17, this 5th day of February, 2001.

AFFIANT

Sworn to and subscribed before me this 5th day of February, 2001.

NOTARY PUBLIC

My commission expires: 1/26/02

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, including the assumption by Grantee of that certain Deed of Trust from Denise C. Allis, Trustee, to First Union National Bank of Tennessee, now Firstar Bank, of record in Book 10547, page 360, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of which are hereby expressly acknowledged, I, DENISE C. ALLIS, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER OF ANY BENEFICIARY, hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto JAMES R. WATTS, hereinafter referred to as GRANTEE, his successors, heirs and assigns, all of my right, title and interest in and to that certain tract of land situated and being in Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto, which Exhibit is incorporated herein by reference.

This is improved property known as 1826 11TH AVENUE NORTH, NASHVILLE, TN.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 5th day of February, 2001.

Denise C. Allis, Trustee
DENISE C. ALLIS, TRUSTEE

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

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

WITNESS my hand and official seal at MADISON, Tennessee, on this the 14th day of Feb., 2001.

MY COMMISSION EXPIRES
MARCH 27, 2004

Marcia A. Lamme
notary public

My commission expires:_____

MARCIA A. LAMME
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 12 in Williams and Valentino's Subdivision of Lots Nos. 3 and 4 (being part of Lt. 3) of the Woodard Property, a plan of which subdivision is of record in Plat Book 2, page 33, Chancery Court at Nashville.

Said Lot No. 12 fronts 50 feet on the easterly side of 11th Avenue North, formerly Woodard Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Denise C. Allis, Trustee with full power to bargain, sell, convey, mortgage, lease or otherwise encumber without the necessity of joinder by any beneficiary, by Deed from Jack K. Byrd, Executor, of record in Book 10529, page 837, Register's Office for Davidson County, Tennessee.