

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Carl K. Horton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2001

Patsi B. Shreve
Notary Public

MY COMMISSION EXPIRES: 6-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 615 Main Street P.O. Box 60429, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl K. Horton	Option One Mortgage Corporation	Map 81-07 Parcel 347.00
(NAME)	(NAME)	
309 Grace Street	P. O. Box 25060	
(ADDRESS) Nashville ~~Madison~~, TN ~~37115~~ 37207	(ADDRESS) Santa Ana, CA 92799-5060	
(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,

LELAND D. WATTS,

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

CARL K. HORTON,

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:

BEING a certain tract or parcel of land in the City of Nashville, Tennessee, beginning on the north margin of Grace Avenue, formerly Josephine or King Avenue, at the southwest corner of Lot No. 1 on the plan of East Nashville Real Estate Company's Plan of Lots, of record in Book 57 page 11 Register's Office for Davidson County, Tennessee; thence westerly along the north margin of Grace Avenue 50 feet to a point; thence northerly 165 feet to the south margin on an alley thence with the margin of the same, easterly 50 feet to the northwest corner of Lot No. 1 above mentioned, thence southerly along the west line of Lot No. 1, 165 feet to the point of beginning. [This is the same description as in the last instrument of conveyance.]

BEING the same property conveyed to Leland D. Watts, by instrument of record as Instrument No. 20000920-0093442 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 309 Grace Street, ~~Madison~~, Nashville TN ~~37115~~ 37207

(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 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.

Davidson County DEEDWARR
Recvd: 02/08/01 15:18 2pgs
Fees:11.00 Taxes:325.60
20010208-0012655

Witness my/our hand(s) this 2nd day of February, 2001.

Leland D. Watts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Patsi B. Gregory, a Notary Public in and for said County and State, the within named Leland D. Watts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 2nd day of February, 2001

Commission expires: 6-26-2003



Patsi B. Gregory Notary Public