40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/01 16:08 2pgs
Fees:11.00 Taxes:77.70

20010608-0060868

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBERS
Leland D. Watts (NAME)	New Owner (NAME)	Map 72-03
6744 Quiet Lane (ADDRESS)	(ADDRESS)	Parcel 117
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

My Commission Expires July 26, 2003

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, John Tyler and wife, Hattie Tyler

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, being the north 46.6 feet of Lots Nos. 7, 8 and 9 on the Map of the Subdivision of the West Part of Lot No. 2 of the Harding Lytle Tract, as of record in Book 974, page 52, Register's Office for said County and being shown as Lot "A" on the unrecorded plan of the Resubdivision plan of the Resubdivision of said lots.

Said parts of said lots or said Lot "A" fronts 46.6 feet on the east side of 24th Avenue North, and runs back between parallel lines, along the south margin of Alameda Street, 150 feet to a dead line.

Being the same property conveyed to John Tyler and wife, Hattie Tyler, by deed from William A. Mason, unmarried, of record in Book 5895, page 817, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 1016 24th Avenue North, Nashville, TN 37208
(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 7th day of June, 2001

John Tyler by Victor Tyler, Attorney-in-Fact Pursuant to Limited Power of Attorney recorded in Instrument No. 20010608-0060867, R.O.D.C., TN

Hattie Tyler by Victor Tyler, Attorney-in-Fact Pursuant to Limited Power of Attorney recorded in Instrument No. 20010608-0060867, R.O.D.C., TN

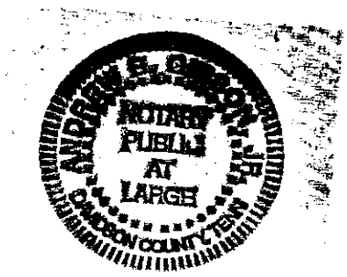
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Victor Tyler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Tyler and wife, Hattie Tyler, and who acknowledged that he executed the same as the free act and deed of John Tyler and wife, Hattie Tyler.

Witness my hand and official seal this 7th day of June, 2001.

Notary Public

My Commission Expires: 7/26/03



My Commission Expires July 26, 2003