This Instrument Prepared By:
D.W. McMACKIN
5200 MARYLAND WAY SUITE 105
BRENTWOOD, TN 37027

Map & Parcel: #60-13-68.00

Name/Address New Owner:
Leland Watts
6744 Quiet Lane, Brentwood, TN 37027

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99 JUL -2 PM 6:20

BILL GARNER
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION & REFERENCE
060766 3

Send Tax Statements To:
Leland Watts
6744 Quiet Lane
Brentwood, TN 37027

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Southern Financial, Inc.** , have bargained and sold and by these presents does transfer and convey unto **Leland Watts, an unmarried man** , their heirs and assigns forever, the following described property, to wit:

**LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Section One, Section Addition, Trinity Hills Villages, of record in Book 4175, page 79, Register's Office for said County.**

**BEING the same property conveyed to Thomas L. Robinson and wife, Julia E. Robinson, by deed from Trinity Hills Village, Inc., of record in Book 4585, page 81, said Register's Office. The said Thomas L. Robinson and wife, Julia E. Robinson, are now deceased. BEING further conveyed to Southern Financial Mortgage, Inc., by Trustee's Deed from D.W. McMackin, Substitute Trustee, of record in Book 11534, page 828, said Register's Office.**

**This property is also known as 2632 Old Matthews Road, Nashville, TN 37207.**

**This is the same description as in previous deed of record.**

**This conveyance is subject to setback lines and recorded easements of record in Book 4175, page 79, said Register's Office.**

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the **30th** day of **June, 1999.**

SOUTHERN FINANCIAL, INC.
by: **Alan Haefele**
Exec. V.P.

0147 07/02 0101 00HECK 159.00

**CORPORATE )**
**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public of said State and County aforesaid, personally appeared **Alan Haefele** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Executive VP/ C.O.O.** of **Southern Financial, Inc.**, the within named bargainor, a corporation, and that &he/she& as such **Executive VP/ C.O.O.** executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **Executive VP/ C.O.O.**.

Witness my hand and seal, at office in **Brentwood**, **this the 30th** day of **June, 1999.**

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY
My Commission Expires 7-27-2002

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$40,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **30th** day of **June, 1999.**

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY
My Commission Expires 7-27-2002

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

0607663
IDENTIF. A REFERENCE

99 JUL -2 PM 6:20
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 40000.00 |
| CON TX | 148.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 159.00 |
| CHECK | 159.00 |

07/02/99 01 16:22 0001 8147

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1486549