PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

BOOK 11651 PAGE 865

Map & Parcel No.: 133-16-A-133

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **August, 1999** between **Southern Financial, Inc.** , GRANTOR, and **Leland D. Watts** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,,** County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit K-4 of Barcelona Condominiums created under Title 66, Chapter 27, Sections 101 et seq. , as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6400, page 802, said Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Southern Financial, Inc. by Trustees Deed, of record in Book 11569, page 911, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: 1998 property taxes for 1998 which have been prorated and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in the Master Deed & By-Laws recorded in Book 6400, page 801, Register's Office for Davidson County, Tennessee.;

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Southern Financial, Inc.
BY: John Bruno, President
John Bruno, President
Signature of Seller

5299 09/07 0101 03CHECK 92.40

06632906

IDENTIFICATION REFERENCE

99 SEP -7 AM 11:05

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public of said State and County aforesaid, personally appeared **John Bruno** 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 **President** of **Southern Financial, Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in **NASHVILLE**, this the **31st** day of **August, 1999.**

Notary Public

My Commission Expires: 03-25-01

Name and Address of Property Owner:

Leland D. Watts
270 Tampa Drive, #K-4
Nashville, TN 37211

Property Address:

270 Tampa Drive, #K-4
Nashville, TN 37211

Person Responsible for Taxes:

SAME

NASHVILLE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$22,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **August, 1999.**

Notary Public

My Commission Expires: 2/19/2002

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

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

CAMT 22000.00
CON TX 81.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 92.40
CHECK 92.40

09/07/99 01 11:05 0001 5299

0632906

INDEXING REFERENCE

99 SEP -7 AM 11:05

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513316