PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Instr:200004130037407 Page: 1 OF 3
REC'D FOR REC 04/13/2000 1:34:46PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $148.00

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **April, 2000, by and between LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, hereinafter called GRANTORs, and TIMOTHY RAY WILSON, A MARRIED MAN, hereinafter called 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 considerations, the receipt of which are hereby acknowledged, I/WE, LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, GRANTORs, do hereby bargain, sell, transfer and convey unto TIMOTHY RAY WILSON, A MARRIED MAN, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3811 NEVADA AVENUE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind THEMSELVES, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WINNIFRED A. WATTS, wife of LELAND D. WATTS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
LELAND D. WATTS, Signature of Seller

_____
WINNIFRED A. WATTS, Signature of Seller

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LELAND D. WATTS**, the within named bargainor, 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 office in **DAVIDSON** County, this 11th day of April, ~~199~~ 2000

_____
Notary Public

My Commission Expires: 5/28/2003

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **11th** day of **April, 2000** before me personally appeared LELAND D. WATTS , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of WINNIFRED A. WATTS , and acknowledged that he/she executed the same as the free act and deed of said WINNIFRED A. WATTS .

Witness my hand, at office, this **11th** day of **April, 2000.**

Notary Public

My Commission Expires: 5/28/2002

Name and Address of Property Owner:

TIMOTHY RAY WILSON, A MARRIED MAN
C/O PHC
5925 Neighborly Ave
Nashville, TN 37209

Property Address:

3811 NEVADA AVENUE
NASHVILLE, TN 37209

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 92-13, PARCEL 242

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 **$40,000.00** 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 **11th** day of **April, 2000.**

Notary Public

My Commission Expires: 5/28/2002

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Beineg the easterly 50.0 feet of the westerly 150.0 feet of Block 30 on the Map of Charlotte Park, Second Addition extended, as of record in Book 421, page 10, Register's Office for Davidson County, Tennessee.

Said part of said Block 30 fronts 50.0 feet on the southerly side of Nevada Avenue and extends back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE by Deed from B.L.C. INVESTMENTS, INC., A TN CORP, of record in Book 10749, page 620, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year and subsequent years, A LIEN, not yet due and payable (MAP 92-13, PARCEL 242).

2. All matters as set forth on the Plan of record in Plat Book 421, page 10, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.