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

Map & Parcel: #52-1-163

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

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

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REC'D FOR REC 05/19/2000 9:42:39AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $103.60

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, **Southern Financial, Inc.** , has bargained and sold and by these presents does transfer and convey unto **Leland Watts** , his heirs and assigns forever, the following described property, to wit:

Beginning at an iron pin in the northerly margin of Neely's Bend Road, being the Southeasterly corner of this tract, running thence with the northerly margin of Neely's Bend Road, North 79 deg. 20 min. West 65 feet to a point; thence North 15 deg. 30 min. East 141.7 feet to an iron pin; thence North 53 deg. 30 min. East 100 feet to an iron pin;thence South 51 deg. 58 min. East 54 feet to an iron pin; thence South 29 deg. 9 min. West 200 feet to the point of beginning, according to a survey by John Kohl dated July 8, 1980.

Being the same property conveyed to Southern Financial, Inc., by Trustee's Deed dated 4/19/00 and filed for record as Instrument No. 200004240040389, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to: (a) The year 2000 property taxes, which have been prorated, Grantee to pay; (b) All matters as shown on the plan of record in Book 843, page 78, said Register's Office; and, (c) Easements, restrictions and minimum building setback lines, recorded or unrecorded, applicable to subject property.

The legal description contained herein is identical to the legal description contained in the previous deed of record.

This is improved property known as 539 Neely's Bend Road, Madison, TN 37115.

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

AND GRANTOR DOES COVENANT with the said Grantee, his heirs and assigns, that it is lawfully seized and possessed of said property, that it has 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: None.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto caused this instrument to be executed on this the **16th** day of **May, 2000.**

Southern Financial, Inc.

John Bruno

CORPORATE)
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Pleas W. Wright, Jr., 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 to be **President** of **Southern Financial, Inc.**, the within named bargainor, a limited liability corporation, and that he as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability corporation by himself as **President**.

Witness my hand and seal, at office in **Antioch**, **this the 16th** day of **May, 2000**.

Notary Public

My Commission Expires: 5/27/01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$28,000.00**, 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 **16th** day of **May, 2000.**

Notary Public

My Commission Expires 5/27/01