This Instrument Prepared By:
**Broker's Escrow Services, Inc.**
**211 Donelson Pike, Suite 2, P. O. Box 140255**
**Nashville, Tennessee 37214**

ADDRESS NEW OWNER:
**Britt L. Gober**
**412 Liberty Dr.**
**Smyrna, TN 37167**

MORTGAGEE:
NONE

Davidson County DEEDWARR
Recvd: 12/12/00 12:50 2pgs
Fees:11.00 Taxes:234.03
20001212-0122333

SEND TAX BILL TO:
**Owner**

MAP **072-03-0**
GROUP
PARCEL **296.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leland D. Watts,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Britt L. Gober**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 81 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leland D. Watts by Deed from Secretary of Housing and Urban Development of record in Instrument # 20001212\0122332 Register's Office for Davidson County, Tennessee.

This is improved property known as 1125 Shelton Ave., Nashville, TN. 37216.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. 2000 County Taxes in the amount of $670.98 are now due and payable. Subsequent years are a lien, but are not yet due and payable.
2. Taxes resulting in supplemental, revised or corrected assessments under T.C.A., section 67-5-603 et seq.
3. Subject to all covenants, subdivision restrictions, easement and other matters of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.
4. Subject to Plan of Record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.
5. Subject to all Homeowner Association dues and/or fees, if any, of record in Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever and GRANTOR does covenant with the said GRANTEE that he has lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered

unless otherwise herein set out and GRANTOR does further covenant and bind himself his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 8th day of December, 2000.

Leland D. Watts

Winnifred A. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Leland D. Watts**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of December, 2000.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rebecca R. Waynick, of the State and County aforesaid, personally appeared Leland D. Watts with whom I am personally acquainted and who upon oath, acknowledged himself to be the Attorney inFact for the within bargainor, an individual, and that he as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of Winnifred A. Watts himself as Attorney in Fact.

WITNESS my hand and official seal at office this 8th day of December, 2000.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $63,250.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of December, 2000.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission E:
September 13, 20[illegible]