# WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 12/12/00 15:56 2pgs
Fees:11.38 Taxes:148.00

20001212-0122537

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 2000

Notary Public

MY COMMISSION EXPIRES: 6-25-03
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leland D. Watts (NAME) | Leland D. Watts (NAME) | MAP 43-6 |
| 331 Nix Drive (ADDRESS) | 2819 Gallatin Rd. (ADDRESS) | PARCEL 86 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Nashville TN 37216 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James E. Humphrey, Jr., Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leland D. Watts

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 47 of a revised plan of Tract 14, of an unrecorded plan of a recorded plan in Book 1130, page 37, Register's Office for Davidson County, Tennessee known as Anderson Estates.

SAID Lot begins at the southwest corner of Anderson Lane and Nix Drive at a monument; thence southwardly along the westerly margin of Nix Drive 112.4 feet to the common corners of Lots Nos. 46 and 47; thence westwardly 175 feet to the common corners of Lots Nos. 46, 47 and 49; thence northwardly 134.6 feet to the common corners of Lots Nos. 47 and 48; thence eastwardly along the southerly margin of Anderson Lane 68.8 feet to a monument; thence eastwardly along the southerly margin of Anderson Lane 86.9 feet to a monument; thence around radius at southwest corner of Anderson Lane and Nix Drive 19.38 feet to the point of beginning.

Being the same property conveyed to James Humphrey and wife, Sarah N. Humphrey by deed from Doris Strek, Katherine Tatti, Clara Davis, Lois Brown and Bill Watts, the only living heirs-at-law of the late Thomas M. Watts and Ruth K. Watts, of record in Book 5140, Page 670, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to James E. Humphrey, Jr. by quitclaim deed from Sarah N. Humphrey of record in Book 9453, Page 203, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 331 Nix Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives. to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of December, 2000

X James E. Humphrey

James E. Humphrey, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Humphrey, Jr., Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of December, 2000.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public