FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/01 15:08 2pgs
Fees:11.00 Taxes:114.70

20010202-0010571

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 20 01

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Stark	New Owner	MAP 81-15-O
(NAME)	(NAME)	
200 Church Street; Suite 300		PARCEL 232
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(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 R. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jon Stark, unmarried

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To Wit:

Being part of Lot Nos. 381 and 382 in the addition to the Town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office for said County, described as follows:

Beginning on the northerly margin of Underwood Street in the southeast corner of the property conveyed to Christopher Kittle and wife, by deed from W.J. Lemmer, et al, of record in Book 141, Page 69, Register's Office for said County; thence with Kittle's easterly line northwardly 120 feet, more or less, to the southerly margin of a ten foot alley; thence with the southerly margin of said alley, eastwardly 40 feet to the northwest corner of the property conveyed to Harry J. Grimes by deed from William J. Lemmer, of record in Book 159, Page 262, said Register's Office; thence with said Grimes' westerly line, southwardly 130 feet, more or less, to the northerly margin of said Underwood Street; thence with same, westwardly 41 feet 10 inches to the beginning.

BEING the same property conveyed to James R. Watts by deed from Willie W. Brown, as to a one-half interest and Stephen A. Brown, Lereva Brown, Michael Coble and wife, Deborah Coble, William L. Brown, Jr., Charles C. Brown, and

CONTINUED

unimproved ( )
This is improved (X) property, known as 1706 Underwood Street, Nashville, TN 37208
(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 31st day of January, 20 01

James R. Watts

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 R. Watts

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 Nashville, Tennessee, this 31st day of January, 20 01.

Commission expires March 24, 2001

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 (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be _____ 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 _____ 20_____.

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Michael Brown, being all the heirs at law of William L. Brown, Sr., deceased, of record in Book 11110, Page 107, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 41, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.