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

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **May, 2001, by and between LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, hereinafter called Grantors, and JAMES R. WATTS, 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, LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, Grantors, do hereby bargain, sell, transfer and convey unto JAMES R. WATTS, A MARRIED MAN, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that 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 2513-2515 HIGHLAND TRACE, NASHVILLE, TN 27207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their 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 and 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.

LELAND D. WATTS
Signature of Seller

W I N N I F R E D A. W A T T S
Signature of Seller

Davidson County DEEDWARR
Recvd: 05/25/01 11:56 3pgs
Fees:15.00 Taxes:207.20
20010525-0054721

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LELAND D. WATTS
the within named bargainor(s), 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, at office, this 23 day of May, 2001.

Notary Public

My commission expires: My Commission Expires May 30, 2004

DENISE C. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **23rd** day of **May, 2001** 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 **23rd** day of **May, 2001.**

DENISE C. ALLIS Notary Public
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 30, 2004

Name and Address of Property Owner:

JAMES R. WATTS, A MARRIED MAN
2819 Gallatin Road S.
Nashville, TN 37115

Property Address:

2513-2515 HIGHLAND TRACE
NASHVILLE, TN 27207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 59-12, PARCEL 63

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 **$56,000.00** 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 **23rd** day of **May, 2001.**

DENISE C. ALLIS Notary Public
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 30, 2004

RETURN TO:

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

EXHIBIT 'A'

Being Lot No. 90 on the Plan of Section Two, Highland Trace Subdivision, of record in Book 5200, page 616, Register's Office for said County and State.

Said Lot No. 90, which is a corner lot, fronts 74.6 feet on the southerly margin of Woodale Lane and fronts 91.5 feet on the easterly margin of Highland Trace Drive, said frontages being joined by a curve having a length off 39.3 feet and, extends back 101.0 feet on the southerly line and 90.0 feet on the easterly line to a point of intersection.

Being the same property conveyed to LELAND D. WATTS, by WARRANTY DEED from ANDREW M. CUOMO, SECRETARY OF HUD, of record in Instrument no. 200003140026323, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 59-12, PARCEL 63).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 616, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants recorded in Deed Book 6143, Page 781, Register's Office for DAVIDSON County, Tennessee.