RETURNED:
COMMONWEALTH TITLE AGENCY
333 GALLATIN RD. SOUTH
MADISON, TN 37115

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

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of June, 2001, by and between LELAND D. WATTS, A MARRIED MAN and , hereinafter called Grantor, and SAMUEL M. ONATE and IGNACIA DE ONATE, HUSBAND AND WIFE AND , hereinafter called Grantees.

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, WE, LELAND D. WATTS, A MARRIED MAN and , Grantor, does hereby bargain, sell, transfer and convey unto SAMUEL M. ONATE and IGNACIA DE ONATE, HUSBAND AND WIFE AND , hereinafter referred to as Grantees, their 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 Grantor 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 331 NIX DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their 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 hand and seal of Grantor on the day and year first above written.

LELAND D. WATTS
Signature of Seller

Winnifred A. Watts, Spouse

Davidson County DEEDWARR
Recvd: 06/19/01 11:34 4pgs
Fees:19.00 Taxes:159.10

20010619-0064887

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **18th** day of **June, 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 **18th** day of **June, 2001.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

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

Name and Address of Property Owner:

SAMUEL M. ONATE and IGNACIA DE ONATE, HUSBAND AND WIFE

Property Address:

331 NIX DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-6, PARCEL 86

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 **$43,000.00** 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 **18th** day of **June, 2001.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

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

RETURN TO:

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

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, 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 purpose therein contained.

Witness my hand, at office, this 15 day of June, 2001.

Notary Public

My commission expires: 5/30/2004

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

EXHIBIT 'A'

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 Nox 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 a radius at southwest corner of Anderson Lane and Nix Drive 19.38 feet to the point of beginning.

Being the same property conveyed to LELAND D. WATTS, by Deed from JAMES E. HUMPHREY, JR., ET UX, of record in INSTRUMENT NO. 20001212-0122537, 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 43-6, PARCEL 86).

2. All matters as set forth on the Plan of record in Plat Book 1130, page 37, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. TRANSMISSION LINE EASEMENT to U.S.A., of record in Book 1196, page 207, Register's Office for Davidson County, Tennessee.

4. Unrecorded easements for roads and utilities, if any.