# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 20 01

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**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 |
|---|---|---|
| Leland D. Watts (NAME) | NEW OWNER (NAME) | Map 133-16-0-A |
| 2819 Gallatin Road (ADDRESS) | (ADDRESS) | Parcel 173 |
| Nashville, TN 37216 (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, Bill B. Hollins, Successor Trustee **of the M. Ben Hollins Trust Dated June 15, 1998, a Revocable Living Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leland D. Watts, married

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 Unit M-21, of Harding Glen Condominiums (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Sections 101., et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801; Book 9397, Page 814; and Book 11509, Page 965, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Commom Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominiums set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

BEING part of the same property conveyed to M. Ben Hollins, Trustee, as Successor Trustee(s) of the M. Ben Hollins Trust dated June 15, 1998, a Revocable Living Trust by Quitclaim Deed from M. Ben Hollins, sole surviving joint tenant, of record in Book 11031, Page 328, Register's Office for said County. See prior deed of record in Book 6440, Page 339, said Register's Office. The said Sue B. Hollins having predeceased M. Ben Hollins. The said M. Ben Hollins now being deceased. The Grantor herein executes this instrument as Successor Trustee of the M. Ben Hollins Trust dated June 15, 1998, a Revocable Living Trust.

This conveyance is subject to all terms and provisions of the Master Deed,

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 270 Tampa Drive; Unit M-21, Nashville, TN 37211
(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 15th day of November 20 01

Bill B. Hollins, Successor Trustee
By: Bill B. Hollins, by JCO Jennifer Oswalt
Jennifer Oswalt, Attorney-in-Fact
Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 11/19/01 13:11 2pgs
Fees:13.00 Taxes:81.40

20011119-0126365

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

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 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 _____ 20_____ .

My commission expires _____ _____

Notary Public

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, Jennifer Oswalt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Bill B. Hollins, as Successor Trustee of the M. Ben Hollins Trust dated June 15, 1998, a Revocable Living Trust, as his Attorney in Fact as the free act and deed of the within named Bill B. Hollins, Successor Trustee.

Witness my hand and official seal at Nashville, Tennessee this 14th day of November, 2001.

My Commission Expires: 1/29/05

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

Power of Attorney of record in Instrument No. 200111190126364, said Register's Office.

LEGAL DESCRIPTION CONTINUATION

Restrictions and By-Laws, of record in Book 6400, page 801; Book 9397, page 814; Book 11509, page 965; Book 6400, page 844; Book 9723, page 68; Book 11509, page 966, said Register's Office.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, page 410, said Register's Office; (3) Declaration of Mutual Reciprocal Easement of record in Book 5868, page 422, said Register's Office.