PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 04/09/02 13:40 2pgs
Fees:13.00 Taxes:198.51

20020409-0043550

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **March, 2002** between **VERNA L. SUCHSLAND, A WIDOW** , GRANTOR, and **LELAND D. WATTS** , 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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,,** County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Lot No. 33 on the Plan of the resubdivision of Lots 26 through 37, and Parcel A of Section I, Shephardwood Subdivision, a plat of which is of record in Book 4350, page 118, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John W. Suchsland and wife, Verna L. Suchsland by deed from Patricia Roberts Harris, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 5120, Page 694, Register's Office for Davidson County, Tennessee. The said John W. Suchsland has since deceased.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record in Plat Book 4361, Page 11; any and all matters in Plat of record in Book 4350, Page 118; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.
The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE 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 herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Verna L. Suchsland by Michele McWilliams as attorney in fact
VERNA L. SUCHSLAND
Signature of Seller

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELE MCWILLIAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **VERNA L. SUCHSLAND, a widow,** and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of said **VERNA L. SUCHSLAND,** as by a Power of Attorney recorded simultaneously herewith.

Witness my hand, at office, this 29th day of March, 2002.

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

Name and Address of Property Owner:

LELAND WATTS
2819 Gallatin Rd.
Nashville TN 37216

Property Address:

2732 OAKWOOD AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:
SAME

Parcel #: 60, Group 16, Parcel 200

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 **$53,650.00** 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 29th day of March, 2002.

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

RETURN TO:

BALDWIN LAND TITLE, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076