FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/02 14:26 2pgs
Fees:13.00 Taxes:77.70
20021227-0159824

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December 20 02

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(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
Leland D. Watts (NAME)	NEW OWNER (NAME)	MAP 133-16-0-A
2819 Gallatin Road (ADDRESS)	(ADDRESS)	PARCEL 149 CO
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, Steven L. Lefkovitz and wife, Judy W. Lefkovitz

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-26, on the Plan 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 the same property conveyed to Steven L. Lefkovitz and wife, Judy W. Lefkovitz by deed from Barcelona Associates, of record in Book 6487, Page 609, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, 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) 2002 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in

CONTINUED

unimproved ( )
This is improved (X) property, known as 270 Tampa Drive; M-26, 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 our hand s this 27th day of December, 20 02

Steven L. Lefkovitz

Judy W. Lefkovitz by Steven L. Lefkovitz Attorney in Fact
Judy W. Lefkovitz

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 Steven L. Lefkovitz, 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 27th day of December, 2002.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON COUNTY

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, Steven L. Lefkovitz, 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 on behalf of Judy W. Lefkovitz (aka Judy Jean Weiss Lefkovitz) as her Attorney in Fact as the free act and deed of the within named Judy W. Lefkovitz.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 2002.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC LANGE DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

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.

Power of Attorney of record in Instrument 20021227015982 3, said Register's Office.