This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Mail Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

Davidson County DEEDWARR
Recvd: 05/05/03 09:46 2pgs
Fees:13.00 Taxes:118.40
20030505-0059319

MAP **81**
GROUP **3**
PARCEL **202**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Clara W. Donnell, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Leland D. Watts, married**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of C.E. Raymonds Plan of record in Book 57, Page 63, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clara W. Donnell by deed from Billy C. Donnell, Trustee of record in Book 5139, page 576, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 2107 12th Avenue North, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 24th day of April, 2003.

Clara W. Donnell by Cindy Boyd BA

Clara W. Donnell, by Cindy Boyd, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Cindy Boyd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney in fact for **Clara W. Donnell**,* the bargainor, and that as said attorney in fact, she executed the within Warranty Deed for the purposes therein contained by signing the name of **Clara W. Donnell**, as her free act and deed.

*General Power of Attorney of record in Inst. No. 200005230051590

WITNESS my hand and official seal this 24th day of April, 2003.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $32,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of April, 2003.

~~Robert M. Loffi~~ ROBERT M. LOFFI Comm Exp 9.25.04
NOTARY PUBLIC

~~My Commission Expires: 9/25/2004~~ 9/25/2004

ROBERT M. LOFFI NOTARY PUBLIC DAVIDSON COUNTY, TENN.