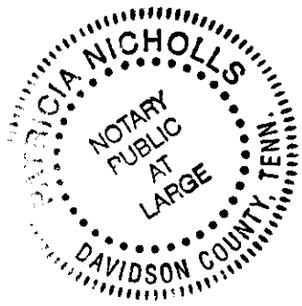
Davidson County DEEDWARR
Recvd: 06/09/03 13:49 2pgs
Fees:13.00 Taxes:174.83

20030609-0079168

FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 20 03

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 92-4
2819 Gallatin Road (ADDRESS)	(ADDRESS)	PARCEL 22
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, The Geneva G. Abernathy Revocable Trust dated April 24, 2000

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 Lot No. 203, on the Plan of Thomas Harding's Second Addition, of record in Plat Book 21, Page 58, Register's Office for said County.

Said Lot No. 203 fronts 50 feet on the southerly side of Meharry Boulevard, formerly Harding Street, and runs back between parallel lines, with the westerly margin of an alley, 160 feet to an alley in the rear.

BEING the same property conveyed to Donald E. Jackson, Jr., as Trustee of The Geneva G. Abernathy Revocable Trust dated April 24, 2000, by deed from Geneva G. Abernathy, a widow, of record in Instrument 200007050066558, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 58, said Register's Office.

Amendment to Trust dated September 6, 2001 substitutes the undersigned, Geneva G. Abernathy Revocable Trust dated April 24, 2000, by Geneva G. Abernathy, as Trustee with full power to convey.

unimproved ( )
This is improved (X) property, known as 1407 Meharry Blvd., Nashville, TN 37208
(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 5th day of June, 20 03

The Geneva G. Abernathy
By: Geneva G. Abernathy
Geneva G. Abernathy, Trustee

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

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Geneva G. Abernathy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Trustee respectively of the Geneva G. Abernathy Revocable Trust dated April 24, 2000, the within named bargainor and that she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by the said Geneva G. Abernathy as such Trustee.

Witness my hand and official seal at office at Nashville, TN, on this the 5th day of June, 2003.

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.