FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 20 03

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(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 71-11
2819 Gallatin Road (ADDRESS)	(ADDRESS)	PARCEL 97
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, Loretta Ann Wood,* Devisee of the Estate of Albert Emanuel Pedro
*a/k/a Loretta A. Wood

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:

LAND in Davidson County, Tennessee, being the easterly one-half of Lot No. 45, on the Plan of Trinity Heights Addition, of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.

SAID easterly one-half of Lot No. 45 fronts 50 feet on the southerly margin of Edith Avenue and extends back between parallel lines, 150 feet, more or less, to an alley.

Being the same property conveyed to Albert M. Pedro, unmarried, by deed from Mildred W. Davis and Gloria M. Luttrell, as Co-Trustees of The Woodroof Family Trust, of record in Book 10167, Page 967, said Register's Office. The said Albert M. Pedro now being deceased.

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 161, Page 38, said Register's Office.

Loretta A. Wood and Loretta Ann Wood being one in the same person.

unimproved ( )
This is improved (X) property, known as 316 Edith Avenue, Nashville, TN 37207
(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 1 day of July, 20 03

Loretta A Wood
Loretta A Wood

Davidson County DEEDWARR
Recvd: 07/10/03 10:33 2pgs
Fees:13.00 Taxes:184.08

20030710-0095496

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 PENNSYLVANIA
COUNTY OF Bradford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Loretta A. Wood, Devisee of the Estate of Albert Emanuel Pedro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Devisee of the Estate of Albert Emanuel Pedro and as such Devisee, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 1 day of July, 2003.

My Commission Expires: April 9, 2007 Brenda R. Hartford

NOTARY PUBLIC

Notarial Seal
Brenda R. Hartford, Notary Public
Canton Twp., Bradford County
My Commission Expires April 9, 2007
Member, Pennsylvania Association Of Notaries