FILE BOX 45

WARRANTY DEED

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 $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 20 03

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(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	NEW OWNER	MAP 58-15
(NAME)	(NAME)	
2819 Gallatin Road		PARCEL 16
(ADDRESS)	(ADDRESS)	
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, Ardella Richardson Thompson, a widow

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 Lot No. 7 on the Plan of Royal Crest Subdivision, as of record in Book 3700, Page 86, Register's Office for said County.

Said Lot No. 7 fronts 43.83 feet on the southeasterly side of Kings Court and extends back 252.18 feet on the northeasterly line and 201.10 feet on the southwesterly line to a dead line, which is a broken line, 422.86 feet thereon.

Power of Attorney of record in Instrument 20010423-0039886, Register's Office for said County.

BEING the same property conveyed to Herbert B. Thompson and wife, Ardella Richardson Thompson by deed from Ervin M. Entrekin, Thomas C. Swann, Henry Hudson, and Richard D. Sweeney d/b/a Kings Property Company, of record in Book 4091, Page 484, Register's Office for said County. The said Herbert B. Thompson now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 4059, Page 174, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4201 Kings Court, Nashville, TN 37218
(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 30th & 31st day of July 20 03

Ardella Richardson Thompson by Marguerite Elizabeth Thompson Browne Her Atty in Fact

Ardella Richardson Thompson by Charles Herbert Thompson Her Atty in Fact

Ardella Richardson Thompson by: Marguerite Elizabeth Thompson Browne Her Atty in Fact

Ardella Richardson Thompson by: Charles Herbert Thompson Her Atty in Fact

Davidson County DEEDWARR
Recvd: 08/04/03 13:24 2pgs
Fees:13.00 Taxes:414.40

20030804-0110144

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 California
COUNTY OF San Francisco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Marguerite Elizabeth Thompson Browne, ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Ardella Richardson Thompson as her Attorney in Fact as the free act and deed of the within named Ardella Richardson Thompson.

Witness my hand and official seal at San Francisco, California the 30th day of July, 2003.

My Commission Expires: 7/13/06 Nan Walker

STATE OF Alabama
COUNTY OF Macon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Charles Herbert Thompson, 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 Ardella Richardson Thompson as her Attorney in Fact as the free act and deed of the within named Ardella Richardson Thompson.

Witness my hand and official seal at Tuskagee, Alabama the 31st day of July, 2003.

My Commission Expires: 11/13/06 Gloria M. Coffee

LEGAL DESCRIPTION CONTINUATION

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 Book 3700, Page 86, said Register's Office.

NAN WALKER
COMM. #1364586
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires July 13, 2006