# WARRANTY DEED

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 20 03

Notary Public

MY COMMISSION EXPIRES: ~~January 29, 2005.~~ MAR. 31, 2007 RW
(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires

**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 |
|---|---|---|
| Aaron White (NAME) | Homecomings Financial Network (NAME) | MAP #118-1 |
| 1004 Paris Ave. (ADDRESS) | 2101 Rexford, Suite 168W (ADDRESS) | PARCEL #231 |
| Nashville, TN 37204 (CITY) (STATE) (ZIP) | Charlotte, NC 28211 (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, Leland D. Watts and wife, Winnifred A. Watts, a/k/a Winifred A. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron White and wife, Rachel White, a (1/2) one-half undivided interest and Josh White and wife, Hillary White, a (1/2) one-half undivided interest

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:

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being known and designated as all of Lot Number Fifty Three (53) on the Map of Dr. L.G. Noel's Second Subdivision of Idlewild, as the same appears of record in Book 332, Page 77, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.
Said Lot No. 53 fronts 50 feet on the northerly side of Paris, formerly Pope Avenue and extends back northwardly between parallel lines 150 feet to a 15 foot alley.

BEING the same property conveyed to Leland D. Watts and wife, Winifred A. Watts by Quitclaim Deed from Carrie M. Marlow, of record in Instrument 200002110013994, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 332, Page 77, said Register's Office.

Power of Attorney of record in Book 11741, Page 268, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 1004 Paris Ave., Nashville, TN 37204
(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 21st day of October 20 03

Leland D. Watts

Winnifred A. Watts by Leland D. Watts Attorney in Fact

Davidson County DEEDWARR
Recvd: 10/24/03 14:50 2pgs
Fees:13.00 Taxes:703.00

20031024-0157448

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 Leland D. Watts, 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 21st day of October, 2003.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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, Leland D. Watts, 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 Winnifred A. Watts as her Attorney in Fact as the free act and deed of the within named Winnifred A. Watts.

Witness my hand and official seal at Nashville, Tennessee the 21st day of October, 2003.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.