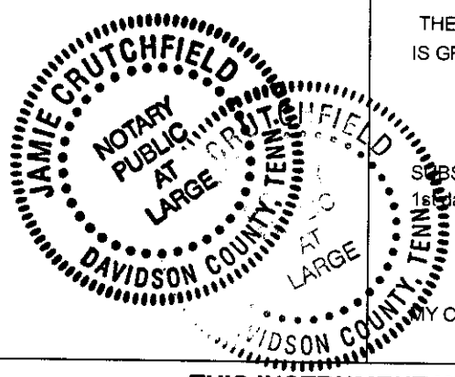
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2004

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Adrian D. Samuels	Wells Fargo Home Mortgage	Map 83
1312 Boscobel Street	4456 Corporation Lane; Suite 100	Group 13
Nashville, TN 37206	Virginia Beach, VA 23462	Parcel 196

FOR AND IN 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, married hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Adrian D. Samuels, 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 part of Lot No. 155 on the Plan of East Edgefield, now a part of the City of Nashville, which is recorded in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Being 50 feet off the west side of Lot No. 155, beginning on the south side of Boscobel Street, formerly Magnolia Street at a point 33 feet from the southeast corner of Boscobel Street or Magnolia Street and 14th Street and running southwardly 170 feet to a 16 foot alley, thence with the said alley westwardly 50 feet; thence at right angles northwardly 170 feet to Boscobel or Magnolia Street; thence eastwardly with the south side of Boscobel or Magnolia Street, 50 feet to the beginning.

BEING the same property conveyed to Leland D. Watts by deed from Melvin R. Harrington and wife, Brenda J. Harrington, of record in Book 9939, Page 221, Register's Office for said County.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Book 21, Page 147, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 1312 Boscobel Street, Nashville, TN 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 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 1st day of April, 2004.

Leland D. Watts

Davidson County DEEDWARR
Recvd: 04/02/04 10:33 2pgs
Fees:13.00 Taxes:185.00

20040402-0037247

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 1st day of April, 2004.

My Commission Expires: 3/31/07

NOTARY PUBLIC

