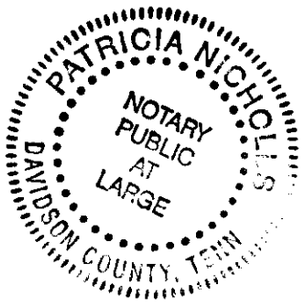
Davidson County DEEDWARR
Recvd: 04/14/04 13:58 2pgs
Fees:13.00 Taxes:48.10
20040414-0042100

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Daivdson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2004

Notary Public:

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Leland D. Watts	New Owner	Map 82
2819 Gallatin Road		Group 4
Nashville, TN 37216		Parcel 199

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 Helen Johnson and Ada Doss and David Fields hereinafter called the GRANTORS, has 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 Daivdson, County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 84 and 85 on the map of Thornby Place, as of record in Book 332, Page 3, Register's Office for said County.

Said Lots Nos. 84 and 85 front together 100 feet on the southerly side of Osage Avenue, and runs back between parallel lines 147 feet to an alley.

Less and Except the following portion of property:
Being Lot No. 85 and the westerly 4 feet of Lot No. 84 on the map of Thornby Place as of record in Book 332, Page 3, Register's Office for said County.

Said Lot No. 85 and part of Lot No. 84 adjoin and front together 54 feet on the southerly side of West Sharpe Avenue, formerly Osage Avenue, and extend back between parallel lines 142 feet to an alley.

BEING the same property conveyed to Arthur Fields and wife, Lizzie Fields by deed from Walter R. Parkes and wife, Nelle May Parkes, of record in Book 841, Page 172, dated April 4, 1930, less and except that portion of property described in Warranty Deed of record in Book 2699, Page 15, Register's Office for said County. The said Arthur Fields having predeceased Lizzie Fields. The said Lizzie Fields now deceased and leaving as heirs the grantors.

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 876 W. Sharpe, 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 our hands this 19th and 23rd days of March, 2004.

Helen Johnson By wh
Helen Johnson

Ada Doss
Ada Doss

David Fields

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 David Fields, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 2004.

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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 David Fields, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged that he executed the within instrument on behalf of Helen Johnson as her Attorney in Fact as the free act and deed of the within named Helen Johnson.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 2004.

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF CALIFORNIA
COUNTY OF Riverside

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ada Doss, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Paris~~ Perris, California, this 19th day of March, 2004.

My Commission Expires: August 9, 2005

Notary Public

LONNI MULLINS
COMM. #1314067
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Comm. Expires August 9, 2005