Davidson County DEEDWARR
Recvd: 05/12/04 09:41 2pgs
Fees:13.00 Taxes:244.20
20040512-0054645

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Daivdson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Joslyn Springer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2004

Lori C. Warren
Notary Public:

MY COMMISSION EXPIRES: 6-3-06
(AFFIX SEAL)

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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:
Christian Properties, Inc.	New Owner	Map 061
9463 Chesapeake		Group 16-0
Brentwood, TN 37027		Parcel 147.00

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

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Christian Properties, Inc.

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 Lot Nos. 25 and 26, Block C, on the Map of Greenland Estates, of record in Plat Book 974, page 13, Register's Office for Davidson County, TN, to which plat refeence is hereby made for a more complete description.

Being the same property coneyed to Leland D. Watts by deed from Southern Financial, Inc., of record in Instrument 20030203-0014499, said Register's Office.

This conveyance is subject to: (1) 2004 County Taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 974, page 13, said Register's Office; and (3) Driveway Easement of record in Book 974, page 13, said Register's Office.

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 1349 Greenland Ave., Nashville, TN 37216

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 5th day of May, 2004.

Leland D. Watts

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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , Tennessee, this 5th day of May, 2004.

My Commission Expires: 1/29/05

Notary Public

