THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Ivanhoe Financial
604 Courtland Street, Suite 320
Orlando, FL 32804

MAP PARCEL NUMBERS
61-4-98.00

Davidson County DEEDWARR
Recvd: 05/13/04 14:38 2pgs
Fees:13.00 Taxes:475.45
20040513-0056218

WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of September, **2003**, by and between **Mike K. Henson and LeAnn Henson, husband and wife**, party of the first part, and **William Watt and Jane Watt, wife and husband**, party of the second part,

WITNESSETH: That for and in consideration of **$128,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Being Lot No. 2 on the Map of Hayesboro Development Company's Hayesboro subdivision, of record in Book 1130, page 47, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Being a tract of land in the Ninth Councilmanic District of Davidson County, Tennessee, and located on the North Margin of Hayesboro Avenue, and being east of Brush Hill Road and being more particularly described as follows:

BEGINNING on an iron pin located on the north margin of Hayesboro Avenue, said pin being 214 feet from the radius return to Tanglewood Drive (50' R/W), said iron pin being the southwest corner of Lot No. 4 of Block "A" on the Plan of Hayesboro Subdivision as recorded in Plat Book 1130, page 47, Register's Office for Davidson County, Tennessee, and said iron pin being the southwest corner of the lot herein described, thence;

1.) Along the east line of Loot 3 and along the west line of the lot herein described N 28-51-16 W a distance of 197.50 feet to an iron pin; said iron pin being the northwest corner of the lot herein described, thence;

2.) Along the north line of Lot 2, N 32-55-34 E a distance of 135.40 feet to an iron pin, said iron pin being the northeast corner of Lot 3 the lot herein described, thence;

3.) Along the east line of Lot 2, S 22-22-46 E a distance of 264.90 feet, to an iron pin, said iron pin being the southeast corner of the lot herein described, and being on the north margin of Hayesboro Avenue, thence;

4.) With said Margin, S 65-37-22 W a distance of 43.60 feet to an iron pin, thence;

5.) Continuing along said margin, S 59-00-22 W a distance of 46.00 feet to an iron pin, the beginning, containing 0.538 acres more or less.

Being the same property conveyed to Mike K. Henson and wife, LeAnn Henson by Warranty Deed from Corlew Construction, Inc., of record in Book 9366, page 437, dated 5-20-94, and recorded 6-3-94, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); any and all easements, restrictions, zoning regulations, setback lines, right of ways, etc. of record in the Register's Office, Davidson County, TN.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Mike K. Henson

LeAnn Henson

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mike K. Henson and LeAnn Henson, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 5th day of September, 2003.

My commission expires _____

Notary Public

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$128,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of September, 2003.

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

PROPERTY ADDRESS:
1405 Haysboro Ave.
Nashville, TN 37216

NAME AND ADDRESS OF NEW OWNER:
WILLIAM & JANE WATT
1405 Haysboro Avenue
Nashville, TN 37216