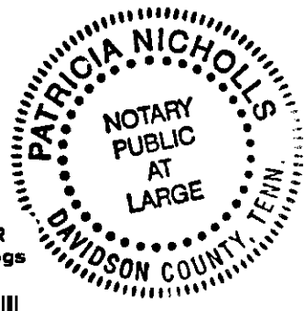
FILE BOX 45

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/10/04 10:54 2pgs
Fees:13.00 Taxes:247.90



20040610-0068789

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Carl D. Watts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2004

Patricia Nicholls
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, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Carl D. Watts	First Bank	Map 67
4946 Hydes Ferry Pike	200 Fourth Ave., Suite 100	Group
Nashville, TN 37218	Nashville, TN 37219	Parcel 59

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

William Rusty Watts and James Walton Watts and Lonnie Allen Watts and Lisa Denney and Richard E. Watts and ** hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Carl D. Watts, unmarried

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:**Steve Watts and Brenda Burnette, Devisees of The Estate of Luna Elizabeth Watts.**

BEING a certain tract or parcel of land lying and being in the 13th Civil District of Metropolitan Nashville, Davidson County, near the unincorporated community of Scottsboro, and being Parcel 59.00 on Tax Map 67 of the W.L. Watts, et ux property recorded in Deed Book 2487, Page 142, and being more particularly described as follows:

Beginning at a PK Nail (N) in the centerline of Old Hydes Ferry Pike, this being the southwest corner of the property described herein, reference a PK Nail (O) in the centerline intersection of Old Hickory Boulevard and Old Hydes Ferry Pike at N 78 deg. 36' 32" W a distance of 281.60'; thence leaving the centerline of Old Hydes Ferry Pike and with the approximate centerline of Old Sulphur Creek Road (Abandoned) and G.R. Newman (DB 2141, Pg. 060) N 13 deg. 44' 29" E a distance of 510.62' to a 1/2" Rebar (O) in the center of a small creek and the right-of-way of the Cheatham County Rail Authority, this being the northwest corner of the property described herein; thence with the Cheatham County Rail Authority and a fence the following courses: S 54 deg. 10' 54" E a distance of 241.07'; S 49 deg. 31' 55" E a distance of 152.83'; S 46 deg. 42' 03" E a distance of 134.50'; S 46 deg. 46' 37" E a distance of 141.28'; S 49 deg. 26' 24" E a distance of 139.18'; S 53 deg. 37' 49" E a distance of 120.69' to a 24" Hackberry Snag, this being the northeast corner of the property described herein; thence leaving the Cheatham County Rail Authority and with Delores Clinard (DB 10946, PG 930) and a fence S 21 deg. 03' 54" W a distance of 91.11' to a 4" wooden fence post; thence continuing with Clinard and the fence S 22 deg. 44' 31" W a distance of 64.38' to a PK Nail (N) in the centerline of Old Hydes Ferry Pike, this being the southeast corner of the property described herein; thence leaving Clinard and with the centerline of the aforementioned road the following courses: N 68 deg. 31' 54" W a distance of 112.21'; N 69 deg. 02' 21" W a distance of 219.32'; N 70 deg. 59' 33" W a distance of 100.51'; N 73 deg. 45' 43" W a distance of 99.35'; N 76 deg. 26' 24" W a distance of 96.83'; N 78 deg. 43' 06" W a distance of 189.04' to the point of beginning, according to a survey performed by Wiser Company, LLC on April 28, 2004.

BEING the same property conveyed to William Lester Watts and wife, Luna Elizabeth Watts by deed from W.A. Scott and wife, Annie Louise Scott, of record in Book 2487, Page 142, dated December 27, 1955 and filed for record on December 28, 1955, Register's Office for said County. The said William Lester Watts having predeceased Luna Elizabeth Watts. The said Luna Elizabeth Watts having died October 14, 2003 and devised the property to her children William Rusty Watts, James Walton Watts and Lonnie Allen Watts. Her son Horace E. Watts having died August 6, 1988 and thereby vesting the property to his children Lisa Denney, Richard E. Watts, Steve Watts and Brenda Burnette.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees.

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 4946 Hydes Ferry Pike, Nashville, TN 37218

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 24th & 25th day of May, 2004.

William Rusty Watts

James Walton Watts

Lonnie Allen Watts

Lisa Denney

Richard E. Watts

Steve Watts

Brenda Burnette

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 William Rusty Watts, James Walton Watts, ~~Lonnie Allen Watts~~, Lisa Denney, Richard E. Watts, Steve Watts, and Brenda Burnette, Devisees of the Estate of Luna Elizabeth Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 2004.

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 the said County and State, the within named Lonnie Allen Watts, Devisee of the Estate of Luna Elizabeth 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 25th day of May, 2004.

My Commission Expires: ~~1/29/05~~ 3/31/07

Notary Public

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON Co.