FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2004

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(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:
Leland D. Watts	NEW OWNER	Map 133
2819 Gallatin Road		Group 16-0-A
Nashville, TN 37216		Parcel 176CO

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

Harry E. Rickman and wife, Jennie R. Rickman

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 Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. M-19, of Harding Glen Condominiums (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Sections 101, et.seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801; Book 9397, Page 814; and Book 11509, Page 965, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium as set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Harry E. Rickman, married, by deed from Agim Sula and wife, Norma J. Sula of record in Book 11331, Page 327, said Register's Office.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 6400, Page 801; Book 9397, Page 814; and Book 11509, Page 965, said Register's Office.

This conveyance is subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the plat of record in Book 5200, Page 410, said Register's Office; (3) Easement of record in Book 5868, Page 422, said Register's Office.

The said Jennie R. Rickman joins in this conveyance to convey any and all marital interest she may have in said property.

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 270 Tampa Dr.; Unit M-19, Nashville, TN 37211

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.

Davidson County DEEDWARR
Recvd: 08/05/04 12:49 2pgs
Fees:13.00 Taxes:81.40
20040805-0094282

Witness my hand this 3rd day of August, 2004.

Harry E. Rickman

Harry E. Rickman

Jennie R. Rickman

Jennie R. Rickman

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 Harry E. Rickman and wife, Jennie R. Rickman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN