WARRANTY DEED

PATRICIA NICHOLLS 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 $ 30,000.00

Affiant

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

Notary Public:

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

FILE BOX 75

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 81
2819 Gallatin Road		Group 11
Nashville, TN 37216		Parcel 593

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

Antwain Batey, Sr., Antwainette Batey, Larry Batey, Shonnell Batey, Addie Batey and Terry Batey, Heirs of the Estate of John T. Batey

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:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of McGavock, Wetmore and Others' Second Addition, as of record in Book 21, Page 41, Register's Office said County.

Said Lot No. 172 fronts 50 feet on the westerly side of 12th Avenue, North, formerly Florence Street, and extends back between parallel lines 154 feet to an alley.

Being the same property as conveyed to John T. Batey by Quitclaim Deed from Jerry Batey, Jr., of record in Book 9481, Page 785, Register's Office for Davidson County, Tennessee. The said John T. Batey died May 29, 2002, leaving as his sole heirs the Grantors herein.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 41, 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 1535 A 12th Ave N., Nashville, TN 37208

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: 09/02/04 14:42 2pgs
Fees:13.00 Taxes:111.00
20040902-0106497

Witness our hands this 24th day of August, 2004.

Estate of John T. Batey

Antwain Batey, Sr.
By: Antwain Batey, Sr., Heir

Antwainette Batey
By: Antwainette Batey, Heir

Larry Batey
By: Larry Batey, Heir

Shonnell Batey
By: Shonnell Batey, Heir

Addie Batey
By: Addie Batey, Heir

Terry Batey
By: Terry Batey, Heir

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Antwain Batey, Sr., Anwainette Batey, Larry Batey and Shonnell Batey, and Addie Batey 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 Chicago Illinois, this 23rd day of August, 2004.

My Commission Expires: 3/2/06

Steven R. Radtke
Notary Public

"OFFICIAL SEAL"
STEVEN R. RADTKE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/2/2006

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 Terry Batey, 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 24th day of August, 2004.

My Commission Expires: 1/29/05

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.