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THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23340-08-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $317,500.00. Affiant Subscribed and sworn to before me this 13th day of September, 2004. Notary Public My Commission Expires: 1/26/08

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Steven G. Hall 6109 Melbourne Drive Nashville, TN 37215	**Send Tax Bills To:** New Owners	Tax Information: Map No.158.03-0 Parcel No. 040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Louise M. Watts**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven G. Hall, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6109 Melbourne Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of September, 2004.

Mary Louise M. Watts

Davidson County DEEDWARR
Recvd: 09/14/04 16:22 2pgs
Fees:13.00 Taxes:1174.75
20040914-0110964

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Louise M. Watts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2004.

Notary Public

My Commission Expires_____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 496 on the Plan of Hillsboro Park, Section VIII, as of record in Plat Book 2663, page 96, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas E. Watts, Jr. etux Mary Louise M. Watts by deed dated 5/3/93 from First Security Bank of Nashville of record in Book 8937, page 735, Register's Office for Davidson County, Tennessee. The said Thomas E. Watts, Jr., having since died.

This conveyance is made subject to:

1. 2004 County Taxes which have been paid at closing, prorated and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 2663, page 96, Register's Office for Davidson County, Tennessee.