This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040463

[illegible] Company
[illegible] Drive
Brentwood, [illegible]7

Please return to:
Elite Title Company
109 Westpark Drive
Suite 230
Brentwood, TN 37027

Send Tax Bills To:
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 09/16/04 13:20 2pgs
Fees:13.00 Taxes:99.90

20040916-0111765

New Owner is:
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

MAP: 133-16A

PARCEL: 183.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Teola J. Hegwood, married** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Leland D. Watts** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

Being Unit N-5 of Barcelona Condominium, a horizontal property regime established by Master Deed of record in Book 6400, Page 801, the Plat of which is set forth in Exhibit A-2 of the Master Deed, Register's Office for Davdison County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Teola J. Hegwood, a married woman by Deed from Paul C. Forster and wife, Faye C. Forster dated 9/20/00, recorded 10/27/00, in Instrument No. 20001027-0106817, Register's Office for Davidson County, Tennessee.

Teola J. Hegwood sole purpose of the above described property was investment only. Teola J. Hegwood never occupied the property.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15 day of September, 2004.

GRANTOR:

Teola J. Hegwood

Teola J. Hegwood

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Teola J. Hegwood** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15 day of September, 2004.

Notary Public

My Commission Expires:_____

My Commission Expires NOV. 25, [illegible]

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $27,000.00.

Affiant

SWORN TO and subscribed before me this 15 day of September, 2004.

NOTARY PUBLIC

My commission expires:

_____

My Commission Expires NOV. 25, [illegible]