FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2004

Notary Public:

MY COMMISSION EXPIRES: 11-26-05
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 146.00-CO

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

Guardian Investments, a partnership composed of R. Susan Gordon, C.W. Veazey, Russell R. Dossey and Bonnie L. Dossey

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. K-11, on the Plan 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 Guardian Investments, a partnership composed of R. Susan Gordon, C. W. Veazey, Russell R. Dossey and Bonnie L. Dossey, of record in Book 6463, Page 789, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 6400, Page 801; Book 9397, Page 814; Book 11509, Page 965; Book 6400, Page 844; Book 9723, Page 68; Book 11509, Page 966, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing in the Master Deed of record in Book 6400, Page 801; Book 9397, Page 814; and Book 11509, Page 965, said Register's Office; (3) Declaration of Mutual Reciprocal Easement of record in Book 5868, Page 422, said Register's Office.

Power of Attorney of record in Instrument 20041025-0128071, 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 270 Tampa Drive; Unit K-11, 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: 10/25/04 14:12 3pgs
Fees:18.00 Taxes:83.25
20041025-0128072

Witness my hand this 20th day of October, 2004.

Guardian Investments, a partnership
composed of R. Susan Gordon, C.W. Veazey,
Russell R. Dossey and Bonnie L. Dossey

BY: Russell R. Dossey
Russell R. Dossey, Partner

BY: Bonnie L. Dossey
Bonnie L. Dossey, Partner

STATE OF GEORGIA
COUNTY OF ROCKDALE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Russell R. Dossey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath acknowledged himself to be a Partner of Guardian Investments, the within named bargainer, a partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Russell R. Dossey as such Partner.

Witness my hand and official seal at office, this 20th day of October, 2004.

My Commission Expires: Aug. 25, 2005

Lorraine F. Blankley
Notary Public

Notary Public, Rockdale County, Georgia
My Commission Expires Aug. 25, 2005

STATE OF GEORGIA
COUNTY OF ROCKDALE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bonnie L. Dossey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be a Partner of Guardian Investments, the within named bargainer, a partnership, and that she as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Bonnie L. Dossey as such Partner.

Witness my hand and official seal this 20th day of October, 2004.

My Commission Expires: Aug. 25, 2005

Lorraine F. Blankley
Notary Public

Notary Public, Rockdale County, Georgia
My Commission Expires Aug. 25, 2005

Witness my hand this 20thday of October, 2004.

Guardian Investments, a partnership
composed of R. Susan Gordon, C.W. Veazey,
Russell R. Dossey and Bonnie L. Dossey

BY: _____
R. Susan Gordon, Partner

BY C.W. Veazey by R. Susan Gordon, atty in fact
C.W. Veazey, Partner
By: R. Susan Gordon, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared R. Susan Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath acknowledged herself to be a Partner, of Guardian Investments, the within named bargainer, a partnership, and that she as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of R. Susan Gordon, as such Partner.

Witness my hand and official seal at office, this20th day of October, 2004.

My Commission Expires: 1/26/08

Notary Public

ANITA LESTER 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 State and County aforesaid, the within named R. Susan Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath, acknowledged herself to be the Attorney-in-Fact for C. W. Veazey, Partner of Guardian Investments, the within named bargainer, a partnership, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained as the free act and deed of the within named C.W. Veazey, as such Partner.

Witness my hand and official seal at office, this20thday of October, 2004.

My Commission Expires: 1/26/08

Notary Public

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.