# 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 $ 32,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2005

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 147 |
| 2819 Gallatin Road | | Group 03-0B |
| Nashville, TN 37216 | | Parcel 081.00-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

**Bounlouane B Keobounhom, and wife, Champathong Keobounhom**

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. D-3, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, 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 Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Bounlouane Keobounhom by deed from Cynthia L. Preston, unmarried and Frances Pediog-James, married, of record in Instr. 20010502-0044305, 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 370 Wallace Road; Unit D-3, 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: 01/12/05 13:59 2 pgs
Fees:13.00 Taxes:121.73

20050112-0004615

Witness my hand this 7th day of January, 2005.

Bounlouane B Keobounhom

Champathong B Keobounhom

Champathong Keobounhom joins in this conveyance to convey any and all marital rights she may have in and to said property.

Bounlouane Keobounhom and Bounlouane B. Keobounhom being one and the same person.

STATE OF ILLINOIS
COUNTY OF WINNABAGO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bounlouane Keobounhom and wife, Champathong Keobounhom, 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 Rockford, Illinois, this 7th day of January, 2005.

My Commission Expires: 01-15-2007

Notary Public

OFFICIAL SEAL
NANCY A. SCHMIDT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1-15-2007