FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLS 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 $ 35,350.00

Connie J. Stapleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2005

Patricia Nicholls
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(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:
Connie J. Stapleton	NEW OWNER	Map 82
140 Evergreen Circle		Group 3
Hendersonville, TN 37075		Parcel 73

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

James R. Watts, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Connie J. Stapleton, unmarried
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. 11 and part of Lot No. 12 on the Map of Sharpe & Horn's Subdivision of Elwood Place, of record in Book 332, Page 18, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Roberts Avenue, at the corner of Lots Nos. 10 and 11; thence with the line between said lots, northerly 170.5 feet to the south margin of an alley; thence with the margin of said alley easterly 53 1/2 feet to the westerly margin of another alley; thence with the margin of said alley, southeasterly 28 feet more or less to the northeast corner of the part of Lot No. 12 conveyed to Charles R. Hazelwood and wife, by deed from Leora Della Fisher, of record in Book 2701, Page 633, said Register's Office; thence leaving an alley in a westerly direction 15.8 feet to an iron pin in the east line of Lot No. 11; thence in a southerly direction along the west line of the Hazelwood Lot, 145 feet to an iron pin which is 4.5 feet east of the common corner of Lots Nos. 11 and 12, and being in the north margin of Roberts Avenue; thence west with said Avenue 54.5 feet to the point of beginning.

BEING the same property conveyed to James R. Watts by deed from Allen T. Sullivan, of record in Book 7232, Page 813, dated May 7, 1987, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 332, Page 18, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 1433 Roberts Avenue, Nashville, TN 37206

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.

Witness my hand this 12th day of January, 2005.

James R. Watts

Davidson County DEEDWARR
Recvd: 01/14/05 12:11 2 pgs
Fees:13.00 Taxes:130.80

20050114-0005376

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 James R. Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of January, 2005

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.