WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/05 14:43 2 pgs
Fees:13.00 Taxes:153.55
20050202-0012421

CRUTCHFIELD LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2005

Notary Public:

MY COMMISSION EXPIRES: ~~01/24/00~~ 3/31/07
(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 70
2819 Gallatin Road		Group 7
Nashville, TN 37216		Parcel 45

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

Barbara Brown and Josef Goller

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:

LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot 27 on the Map of J.S. Spurlock Lands, not of record, described according to a survey made by Erle Drake, County Surveyor April 21, 1925, as follows:

Beginning in the center of Alice Avenue at the northeast corner of the property conveyed to Larry S. Thomas and wife, by deed from M.H. Webb and wife, of record in Book 2591, Page 184, Register's Office for said County; thence with Thomas' easterly line southwardly 232 1/2 feet, to the Cumberland River; thence with said River eastwardly 50 feet to the corner of Lots Nos. 27 and 28: thence with the line between said two lots northwardly 240 feet to the center of Alice Avenue; thence with the center of said Avenue westwardly 50 feet to the beginning.

BEING the same property conveyed to Barbara Brown and Josef Goller by Substitute Trustee's Deed from Talmage M. Watts, as Substitute Trustee, of record in Instrument 20020923-0115886, Register's Office for said County.

This conveyance is subject to 2005 taxes which have been prorated and assumed by the Grantees.

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 1024 Alice Street, Nashville, TN 37218

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 our hands this 31st day of January, 2005.

Barbara Brown

Barbara Brown

Josef Goller

Josef Goller

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 Barbara Brown and Josef Goller, 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 Nashville, Tennessee, this 31st day of January, 2005.

My Commission Expires: ~~01/24/09~~ 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.