QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2005

Notary Public:

MY COMMISSION EXPIRES: ~~01/24/09~~ 1/27/07
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE 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, married	Leland D. Watts	Map 71
2819 Gallatin Road	2819 Gallatin Road	Group 11
Nashville, TN 37216	Nashville, TN 37216	Parcel 152

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

D & A Partnership

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Leland D. Watts, married

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 12, on the Plan of S. A. Buchanan's Resubdivision of certain lots in Trinity Heights, of record in Book 547, Page 166, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the northerly side of Pullen Street, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to D & A Partnership by deed from Alice W. Jew Foundation of record in Instrument 20050222-0019357, 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 331 Pullen Avenue, Nashville, TN 37207

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 17th day of February, 2005.

D & A Partnership

BY: _____
Richard Northcutt, Authorized Agent

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Richard Northcutt, 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 the Authorized Agent, of D & A Partnership, the within named bargainer, a partnership, and that he, as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of D & A Partnership, by Richard Northcutt, as such Authorized Agent.

Witness my hand and official seal at office, this 17th day of February, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 02/22/05 15:36 1 pg
Fees:12.00 Taxes:0.00

20050222-0019358