THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Ste 350
Nashville, TN 37203

FILE BOX 45

Our File Number: 20116G

MAP/GROUP/PARCEL:
92-4/169.00

NEW OWNER'S NAME AND ADDRESS:
Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 02/25/05 11:44 2 pgs
Fees:13.00 Taxes:96.20
20050225-0020981

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **INTEGRITY REAL ESTATE, LLC**, hereinafter called Grantor, does hereby transfer and convey unto **LELAND D. WATTS, A MARRIED MAN**, his heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 7, Bainbridge's Resubdivision of Lots 77, 78, 79, 80, 101, 102, 103, and part of 104, Thomas Harding plan in Book 19 page 241, Now of record in Plat Book 2330, page 164, in the Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Grantor herein by deed of record in Instrument 20041112-0136473, Register's Office for Davidson, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Integrity Real Estate
By: Eric L. Sox, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Eric L. Sox, with whom I am personally acquainted, and who, upon oath, acknowledged to be Chief Manager of Integrity Real Estate, the within named bargainor, a LLC, and that as such Chief Manager, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 23rd day of February 2005.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 26,000.00 .

AFFIANT

Sworn to and subscribed before me, this the ~~23rd~~ 24th day of February 2005.

NOTARY PUBLIC

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.