This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Robert S. Watts
4602 Gallatin Road
Nashville, Tennessee 37216

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 04/11/05 08:46 2 pgs
Fees:13.00 Taxes:740.00
20050411-0039305

MAP AND PARCEL:
MAP 61-7
PARCEL 86.00
15DZ-16340

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Cheryl T. Miller, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Robert S. Watts, married, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 11th Civil District of Davidson County, on the easterly side of Gallatin Pike and marked "Future Development" on the Plan of Section One, King Subdivision, of record in Book 1130, page 94, said Register's Office, described as follows:

BEGINNING at the southwest corner of Lot 28 of the of Section One, King Subdivision; thence with the west line of said lot northwardly 87 feet to a point 162 feet south of the southerly margin of Richmond Drive; thence westwardly 300.4 feet to the easterly margin of Gallatin Pike; thence with the easterly margin of said Pike southwardly 87 feet; thence eastwardly 300.4 feet to the southwest corner of Lot 28, the point of beginning.

BEING the same property conveyed to Claude M. Richmond, Jr., and R. J. Richmond as tenants in common by deed from C. M. Richmond, a single man, by deed of record in Book 4400, Page 349, said Register's Office.

The said R. J. Richmond having since died testate, his wife Bertha Richmond, the sole legatee and devisee under the Last Will and Testatement of the said R. J. Richmond, and the successor to R. J. Richmond as to his one-half undivided interest. By Quitclaim Deed of record in Book 6010, Page 246, Bertha Richmond conveyed her one-half undivided interest to Claude M. Richmond, Jr., and wife, Katherine Richmond, as tenants by the entirety. The said Claude M. Richmond, Jr. having since died testate 12/17/98, in Davidson County, Tennessee.

Subsequently by Quitclaim Deed of record in INST: 20030108-0003126, the same property was conveyed to Cheryl T. Miller by deed from Katherine Richmond, devisee of the Will of Claude M. Richmond, Jr., said Register's Office.

This is the same description as in previous deed of record.

THIS conveyance subject to such easement and setback lines of record in Plat Book 1130, Page 94, said Register's Office.

Taxes for 2005 have been pro-rated and assumed by grantee.

This is improved property known as 4602 Gallatin Road, Nashville, TN 37216, and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert S. Watts, married, his heirs and assigns, forever; and

I, Cheryl T. Miller, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 6th day of April, 2005.

Cheryl T. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cheryl T. Miller, married the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 200,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of April, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008