Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $32,000.00

Affiant

Subscribed and sworn to before me, this 13th day of May, 2005.

Notary Public
My commission expires: 11/26/05

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/18/05 11:08 2 pgs
Fees:13.00 Taxes:118.40
20050518-0055997

03-0503-32611

Address of New Owner:	Send Tax Bills to:	Tax Information
Leland D. Watts 2819 Gallatin Road Nashville TN 37216	New Owner	081-10-0-344.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dr. Robert H. Derden, Jr.**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Leland D. Watts**, hereinafter called the Grantees, their successors 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 southerly 57 feet of Lot No. 11 on the Plan of Georgia Industrial Realty Company's Subdivision in North Nashville, of record in Book 421, Page 188, Register's Office for said County. Said part of Lot No. 11 fronts 57 feet on the westerly side of 23rd Avenue North and runs back between parallel lines 210 feet to the easterly line of Lot No. 14 on said Plan.

INCLUDED BY SPECIFICALLY EXCLUDED THEREFROM is the following described property found in deed of record in Book 5780, Page 507, said Register's Office. Part of a tract that fronts 57 feet on the west side of 23rd Avenue North that was conveyed by deed recorded in Book 2200, Page 565, R.O.D.C., Tennessee, being described as the east 8.6 feet of that tract and containing 490 square feet.

Being part of the same property conveyed to Robert Derden and wife, Maggie H. Derden, by deed from James Coffey and wife, Ernestine Coffey, dated 9-30-53, of record in Book 2200, Page 565, Register's Office for Davidson County, Tennessee. Robert Derden has since died. Maggie L. Derden (aka Maggie H. Derden) conveyed subject property to Dr. Robert H. Derden, Jr. and Dr. Vernetta Ann Derden Hodge by Quitclaim Deed of record in Book 8706, Page 683, said Register's Office. Dr. Vernetta Ann Derden Hodge conveyed her interest in subject property to Dr. Robert H. Derden, Jr., by Quitclaim Deed of record in Book 10071, Page 605, said Register's Office.

Subject property is not now, and never has been, the residence of the grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1611 23rd Avenue North, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21ST day of April, 2005.

Dr. Robert H. Derden, Jr.

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dr. Robert H. Derden, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Chicago, IL, this 21ST day of April, 2005.

Notary Public

My Commission expires 11-13-2005

"OFFICIAL SEAL"
KARINA RIVERA
Notary Public, State of Illinois
My Commission Expires Nov. 13, 2005