FILE BOX 45

Davidson County DEEDWARR
Recvd: 06/02/05 15:06 2 Pg
Fees:13.00 Taxes:71.37

20050602-0062651

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~68290.37~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2005.

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(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 133
2819 Gallatin Road		Group 16-0-A
Nashville, TN 37216		Parcel 108 CO

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

John Theodore Thomas* and wife, Melinda Thomas

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 Unit No. H-18 on the plan of Harding Glen Condominiums, (formerly Barcelona Condominiums), created under Title 66, Chapter 27 Section 101, et. seq. and amended, Tennessee Code Annotated and established by a Master Deed of record in Book 6400, Page 801, amended in Book 11509, Page 965, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to John Theodore Thomas by Quitclaim Deed from Suzanne Harris Thomas, of record in Book 7546, Page 367, dated January 4, 1988, Register's Office for said County. See also deed of record in Book 6440, Page 108, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6400, Page 801; Book 9397, Page 814; Book 11509, Page 965; Book 6400, Page 844; Book 9723, Page 68; and Book 11509, Page 966, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6400, Page 801, amended in Book 11509, Page 965; and (3) Declaration of Mutual Reciprocal Easement of record in Book 5868, Page 422, said Register's Office.

The said Melinda Thomas joins in this conveyance to convey any and all marital interest he/she may have in said property.

John Theodore Thomas and John T. Thomas being one in the same person.

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 270 Tampa Dr. #H-18, Nashville, TN 37211

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 1st day of June, 2005.

John T. Thomas
John T. Thomas

Melinda Thomas
Melinda Thomas

*a/k/a John T. Thomas

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T Thomas and Melinda Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chattanooga, Tennessee, this 31 day of May, 2007.

My Commission Expires: 8-12-07

Julie A. Yarbrough
Notary Public

JULIE A. YARBROUGH
NOTARY PUBLIC AT LARGE
HAMILTON COUNTY, TENNESSEE