FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 07/07/05 12:31 2 pg
Fees:13.00 Taxes:226.63
20050707-0078359

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D. Watts (NAME)	SAME AS NEW OWNER (NAME)	MAP 080-08
2819 Gallatin Road (ADDRESS)	(ADDRESS)	PARCEL 280
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Wanda Faye Woodson and Annie R. Montgomery and Mary Harris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leland D. Watts

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 Lot No. 13 on the Plan of Bordeaux Hills, Section 4, as of record in Book 3600, page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Walter W. Woodson and wife, Birdie M. Woodson by Warranty Deed from William F. Tyler and Rose H. Tyler of record in Book 4720, page 740, Register's Office for Davidson County, TN The said Walter W. Woodson having predeceased Birdie M. Woodson. Birdie M. Woodson having died Intestate on March 25, 1996, a resident of Davidson County, Tennessee, leaving her only heirs-at-law as Wanda Faye Woodson, Annie R. Montgomery and Mary Harris.
Also being the same property conveyed to Wanda Faye Woodson, Annie R. Montgomery and Mary Harris by Quitclaim Deed from Robert Greene, Trustee, of record by Instrument No. 20031008-0149283, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 3284 Hinkle Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 6th day of July, 2005

Wanda Faye Woodson
Wanda Faye Woodson

Mary Harris
Mary Harris

Annie R. Montgomery
Annie R. Montgomery

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WANDA FAYE WOODSON AND MARY HARRIS, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, **Tennessee, this the** 6th **day of July, 2005.**

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Mary Birthright
Notary Public

My Commission Expires: _____

STATE OF TX
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANNIE R. MONTGOMERY, 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 instrument for the purposes therein contained. Witness my hand and official seal at McKinney, TX, **this the** 30 **day of** June, **2005.**

Notary Public

My Commission Expires: _____

CHRISTIE K. BENTLE
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 04-24-07