Davidson County DEEDWARR
Recvd: 08/05/05 15:27 2 pgs
Fees:13.00 Taxes:70.30

20050805-0092763

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 215
Brentwood, Tennessee 37027

FROM: Winford Craig Johnson and Patricia Johnson, Grantors
TO: Leland D. Watts, Grantees

WARRANTY DEED

Address New Owner: Leland D Watts	Send Tax Bills to:	Map/Parcel
Numbers 2819 Gallatin Road Nashville, TN 37216	Same as Owner	133-16-0-A-121.00-CO

STATE OF TENNESSEE,)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $190,000.00.

Affiant

Subscribed and sworn to before me this the 6th day of June 2005.

My commission expires: 5/24/08

NOTARY PUBLIC

PATRICIA HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires MAY 24, 2008

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, Winford Craig Johnson, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto Leland D. Watts, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Unit J-2, of Barcelona Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to Winford Craig Johnson by deed, recorded 09/27/1990 in Book 8204, page 745 Register's Office for Davidson County, Tennessee.

Patricia Johnson joins in the conveyance of this property conveying any interest that she may have in the above-described property.

This conveyance is subject to any and all zoning regulations, restrictions and set back lines, if any, easements and right-of-way for public utilities.

The above-described property is improved property known as: 270 Tampa Drive, Unit J2, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 16th day of June, 2005.

"GRANTORS"

Winford Craig Johnson

Patricia Johnson

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Winford Craig Johnson, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 16th day of June, 2005.

PATRICIA G. HODGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/24/08

{Seal}

Notary Public

My Commission Expires MAY 24, 2008

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Patricia Johnson, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Greenwood Village Colo this 20 day of June, 2005.

My commission Expires:

{Seal}

RICHARD T. BURDEN NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 06/29/2008

Notary Public