This Instrument Prepared By:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

Davidson County Box 14-A
File No. 19023-6
Map 083-09-0
Parcel 183.00

ADDRESS NEW OWNER AS FOLLOWS:
Robert and Angela Watts
2310 Sterling Road
Nashville, Tennessee 37215

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 08/18/05 10:15 3 pgs
Fees:18.00 Taxes:841.75
20050818-0098289

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, Cabot J. Cameron, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto Robert Watts and Angela Watts, husband and wife, as tenants by the entirety, hereinafter called the "Grantees", their heirs and/or assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

See Exhibit "A" Legal Description

Being the same property conveyed to Cabot Cameron by deed from Larry Johnson and Wayne Vincent, both unmarried, of record in Book 10125, page 444, Register's Office for Davidson County, Tennessee, and further conveyed to Druid Properties, L.L.C., a Tennessee limited liability company, by quitclaim deed from Cabot Cameron and wife, Angelia Cameron, of record in Book 10486, page 96, said Register's Office. Said property was further conveyed to Cabot J. Cameron, from Druid Properties, L.L.C., a Tennessee limited liability company, by quitclaim deed of record in Instrument No. 20050818-0098289, said Register's Office.

THIS is improved property, known as: 109 South Eleventh Street, Nashville, Tennessee 37206.

The herein described property is not now nor ever has been the principal place of residence of the Grantor herein.

THIS conveyance is subject to any and all zoning regulations, building restrictions and rights for public utilities applicable to this property; easements and setback lines as set forth on the plan of record in Book 57, page 110, Register's Office for Davidson County, Tennessee; restrictive covenants of record in Book 8421, page 685, said Register's Office; and taxes for the current year which have been pro-rated and assumed by the Grantees 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 Grantees, their heirs and assigns, forever; and, the Grantor further covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out. Grantor does

further covenant and bind himself and his heirs and assigns, to warrant and forever defend the title to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto this the 12th day of August, 2005.

Cabot J. Cameron

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 Cabot J. Cameron, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 12th day of August, 2005.

Notary Public
My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 227,500.00.

Affiant

Subscribed and sworn to before me this the 12th day of August, 2005.

Notary Public
My Commission Expires: 7-19-08

SHARON S. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Legal Description

TRACT I:
Land in Davidson County, Tennessee, being the southerly 43 feet front and 38 feet rear of Lot No. 5 on the Plan of J. B. Armstrong's Subdivision of Lot Nos. 12, 13 and 14 of the East Edgefield Addition, as of record in Book 57, page 110, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 43 feet on the easterly side of South Eleventh Street, formerly Smith Avenue, and runs back 140 feet, more or less, on the northerly line and 140 feet on the southerly line, with the northerly margin of an alley to an alley in the rear, measuring 38 feet on said rear line.

TRACT II:
Land in Davidson County, Tennessee, being parts of Lot Nos. 4 and 5 in J. B. Armstrong's Subdivision of Lot Nos. 12, 13 and 14 in the East Edgefield Plan of Lots, or record in Book 57, page 110, said Register's Office.

BEGINNING at a point in the east margin of Eleventh Street, which point is 43 feet north of the north margin of an alley between Woodland and Holly Streets at the intersection of said alley with said Eleventh Street; and running thence northerly with the east margin of said Eleventh Street, 43 feet to a point; thence easterly 142 feet, more or less, to a point in the west margin of a 10 foot alley, which point is 71.5 feet north of the intersection of said 10 foot alley with the first mentioned alley; thence southerly with the west margin of said 10 foot alley 33.5 feet; thence westerly in a direct line 141.5 feet, more or less, to the point of BEGINNING.