Davidson County DEEDWARR
Recvd: 08/26/05 12:28 2 pgs
Fees:13.00 Taxes:297.85
20050826-0102392

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2005

Notary Public:

MY COMMISSION EXPIRES: 2-11-09
(AFFIX SEAL)

Joe Lee Morel State of Tennessee Notary Public Sumner County

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:
Sheranda Lee-Moore	nBank, N.A.	Map 80
1473 County Hospital Rd.	136 Walton Ferry Road	Group 7
Nashville, TN 37218	Hendersonville, TN 37075	Parcel 35

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

Leland D. Watts, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Sheranda Lee-Moore and husband, Shawn Moore
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. 489 on the Plan of Section Five, Bordeaux Hills, of record in Book 3500, Page 114, Register's Office for said County.

Beginning at a point in the northwesterly margin of County Hospital Road at the corner of Lots Nos. 488 and 489; thence with the margin of said road, southwesterly 40 feet to a concrete monument at the corner of the property of Davidson County, Tennessee, thence along the line of said property northwesterly 269.5 feet to an iron pin; thence northeasterly 162 feet to a concrete monument; thence westerly 45 feet to the corner of Lot No. 488; thence with the line between Lots 488 and 489; southeasterly 278 feet to the point of beginning.

Being the same property conveyed to Leland D. Watts by deed from The Bank of New York as Trustee Under the Pooling and Servicing Agreement Dated as of July 31, 1998, Series 1998-B, of record in Instrument 20050314-0027543, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3805, Page 783, Register's Office for said County.

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 3500, Page 114, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 1473 County Hospital Rd., Nashville, TN 37218

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 my hand this 18th day of August, 2005.

Leland D. Watts

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 Leland D. Watts, 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 at Nashville, Tennessee, this 18th day of August, 2005.

My Commission Expires: 01/24/09

Notary Public

