WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/05 08:04 2 pgs
Fees:13.00 Taxes:370.00
20051005-0119685

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

Affiant

Subscribed and sworn to before me this 3 day of October, 20 05

Notary Public

My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael L. McCall	SAME	067-00-0-059.00
816 Belton Drive		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carl D. Watts, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael L. McCall**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Beginning at a PK Nail (N) in the centerline of Old Hydes Ferry Pike, this being the southwest corner of the property described herein, reference a PK Nail (O) in the centerline intersection of Old Hickory Boulevard and Old Hydes Ferry Pike at N 78 deg. 36' 32" W a distance of 281.60'; thence leaving the centerline of Old Hydes Ferry Pike and with the approximate centerline of Old Sulphur Creek Road (Abandoned) and G.R. Newman (DB 2141, Pg 060) N 13 deg. 44'; 29" E a distance of 510.62' to a 1/2" Rebar (O) in the center of a small creek and the right-of-way of the Cheatham County Rail Authority, this being the northwest corner of the property described herein; thence with the Cheatham County Rail Authority and a fence the following courses: S 54 deg. 10' 54" E a distance of 152.83': S 46 deg. 42' 03" E a distance of 134.50'; S 46 deg. 46' 37" E a distance of 141.28'; S 49 deg. 26' 24" E a distance of 139.18'; S 53 deg. 37' 49" E a distance of 120.69' to a 24" Hackberry Snag, this being the northeast corner of the property described herein; thence leaving the Cheatham County Rail Authority and with Delores Clinard (DB 10946, pG 930) and a fence S 21 deg. 03' 54" W a distance of 91.11' to a 4" wooden fence post; thence continuing with Clinard and the fence S 22 deg. 44' 31" W a distance of 64.38' to a PK Nail (N) in the centerline of Old Hydes Ferry Pike, this being the southeast corner of the property described herein; thence leaving Clinard and with the centerline of the aforementioned road the following courses: N 68 deg. 31' 54" W a distance of 112.21'; N 69 deg. 02' 21" W a distance of 219.32'; N 70 deg. 59' 33" W a distance of 100.51'; N 73 deg. 45' 43" W a distance of 99.35'; N 76 deg. 26' 24" W a distance of 189.04' to the point of beginning, according to a survey performed by Wiser Company, LLC on April 28, 2004.

Being the same property conveyed to W.L. Watts and wife, Luna Elizabeth Watts by deed on December 27, 1955 of record in Book 2487, page 142, Register's Office for Davidson County, Tennessee. The said W.L. Watts having since died leaving property to Luna Elizabeth Watts by right of survivorship. The said Luna Elizabeth Watts having since died. And further conveyed to Carl D. Watts, unmarried, by deed from William Rusty Watts and James Walton Watts and Lonnie Allen Watts and Lisa Denney and Richard E. Watts and Steve Watts and Brenda Burnette, Devisees of the Estate of Luna Elizabeth Watts, on May 24, 2004, of record in Instrument Number 20040610-0068789, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Right-of-way to Old Hydes Ferry Pike and Old Sulphur Creek Road.
- All matters in order in Book 6802, page 954, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4946 Old Hydes Ferry Pike, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 3, 2005.

Carl D. Watts

Carl D. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carl D. Watts, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 3, 2005

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY