WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/05 15:26 2 pgs
Fees:13.00 Taxes:92.50

20051018-0125755

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Kathy D. Barker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2005

Margaret Ann Smith
Notary Public: Patricia Nichols

MY COMMISSION EXPIRES: 11/24/08
(AFFIX SEAL)

MARGARET ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 NUMBER
Christopher M. O'Neill	NEW OWNER	Map 71
1334 Meridian Street		Group 15
Nashville, TN 37207		Parcel 026

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 and James R. Watts

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Christopher M. O'Neill
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:

BEING Lot No. 58, on the Plan of Eastmoreland Place, as of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 50 feet on the westerly side of Meridian Street and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Leland D. Watts and James R. Watts by Quitclaim Deed from M. Norris Jenkins, Trustee, of record in Book 6729, Page 217, said Register's Office. See also deed of record in Book 6729, Page 211, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 161, Page 170, 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 1334 Meridian Street, Nashville, TN 37207

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 hands this 17th day of October, 2005.

Leland D. Watts

James R. 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 and James R. Watts, 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 Nashville, Tennessee, this 17th day of October, 2006.

My Commission Expires:1/24/09

Notary Public

