THIS INSTRUMENT PREPARED BY:
Robert S. & Angela M. Watts
2310 Sterling Road
Nashville, Tennessee 37215

Map 117-03-0
Parcel B 191.00 CO

ADDRESS NEW OWNER AS FOLLOWS:
Watts Investment Corp.
2310 Sterling Road
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Franklin American Mortgage Co.
501 Corporate Center Drive, Suite 400
Franklin, Tennessee 37067

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert S. & Angela M. Watts, a married couple, hereinafter called the Grantors, by these presents does hereby quitclaim and convey unto Watts Investment Corp., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, all of the Grantors' interest in a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

> Unit No. M-1 on the Plan of The Villager Condominiums, as of record in Plat Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela M. Watts (nee Scesa) from Joseph M. Hardaway, III by warranty deed of record in Instrument No. 20021202-0147742 in Register's Office for Davidson County, Tennessee.

THIS is improved property, known as: 2601 Hillsboro Pike, Condominium Unit # M-1, Nashville, Tennessee 37212.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

Title to said tract or parcel of land is to be held in the name of the Grantee.

Davidson County DEEDQC
Recvd: 11/01/05 13:40 2 pgs
Fees:12.00 Taxes:0.00



20051101-0131956

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 1st DAY OF Nov 20 05

Deputy Register

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed this 1st day of November 2005.

Robert S. Watts

Angela M. Watts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert S. & Angela M. Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and executed the foregoing instrument for the purposes therein contained, by signing his and her respective name.

Witness my hand and official seal on this the 1st day of November 2005.

Notary Public

My Commission Expires: 1/13/09

JARROD DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY