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

20051101-0131959

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

Map 083-09-0
Parcel 183.00

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

SEND TAX BILLS TO:
New Owner

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:

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 140 feet, more or less, on the northerly line and 140 feet on the southerly line, with the northerly margin of 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 of the East Edgefield Plan of Lots, as of record in Book 57, page 110, Register's Office for Davidson County, Tennessee.

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 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.

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 2005

Deputy Register

Being the same property conveyed to Robert S. & Angela M. Watts from Cabot J. Cameron by warranty deed of record in Instrument No. 20050818-0098289 in Register's Office for Davidson County, Tennessee.

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

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.

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