WARRANTY DEED

AT-20050056

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of November, 2005.

Notary Public

(Affix Seal)

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael D. Rich	Ownit Mortgage Solutions, Inc.	092-09-0 006.00
3610 Clifton Avenue	11700 Great Oaks Way, Suite 360	
Nashville, TN 37209	Alpharetta, GA 30022	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Leland Watts, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michael D. Rich and wife, Lorelle Rich, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 90 on the Plan of College Hill Subdivision, Section 2, as of record in Book 2133, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 83 feet on the northerly margin of Clifton Avenue and extends back 121.99 feet along parallel lines to a dead line in the rear measuring 93 feet thereon.

Being the same property conveyed to Leland Watts from Greenwich Investors, XL, LLC by Warranty Deed dated September 17, 2002 and recorded October 20, 2002 in Instrument #20021030-0132907, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3610 Clifton Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 21st day of November, 2005

Leland Watts

Davidson County DEEDWARR
Recvd: 11/29/05 09:55 1 pgs
Fees:13.00 Taxes:277.50
20051129-0143317

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Leland Watts, the bargainor(s), 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 Williamson, Tennessee, this 21st day of November, 2005.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY