WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/05 09:21 2 pgs
Fees:13.00 Taxes:244.20

20051219-0151500

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Natalie B. Dillard by Leland D. Watts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2005.

Notary Public

MY COMMISSION EXPIRES: 10-21-06
(AFFIX SEAL)

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 NUMBERS:
Natalie B. Dillard	NEW OWNER	Map 44
336 Keeton Ave.	512 Keeton Ave.	Group 5
Old Hickory, TN 37138	Old Hickory TN 37138	Parcel 40

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, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Natalie B. Dillard, a married woman

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:

LAND in Davidson County, Tennessee, being the northwesterly 72 feet of Lot No. 51 on the unrecorded map of Scenic View Subdivision and being designated as Lot "Y" on a map of a resubdivision of certain Lots in said subdivision and described as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue, 28 feet northwest of the common corner of Lots No. 51 and 52, being 1,107.2 feet northwest from a concrete monument set near the intersection of Hillman Place; thence southwesterly parallel to the line between Lots Nos. 51 and 52, 165 feet to a point; thence northwesterly 72 feet to the corner of Lots Nos. 50 and 51; thence with the line between said lots, northeasterly 165 feet to the margin of Keeton Avenue; thence with the margin of said Avenue, southeasterly 72 feet to the point of beginning.

Being the same property conveyed to Leland D. Watts, a single person, by deed from the Secretary of Veterans Affairs, of record in Instrument 20010306-0021086, said Register's Office.

This conveyance is subject to 2005 taxes which have been prorated and paid by the Grantors.

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 336 Keeton Ave., Old Hickory, TN 37138

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 my hand this 16th day of December, 2005.

Leland D. 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, 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 Nashville, Tennessee, this 16th day of December, 2005.

My Commission Expires: 03/31/07

Notary Public

