WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

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

Notary Public

(Affix Seal)

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AT-20050099A

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 Rich	SAME	092-05-0 293.00
400 Crosscreek Court		
Franklin, TN 37067		

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 D. Watts, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michael 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:

Exhibit "A"

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

Being Lot No. 92 on the Plan of College Hill, Section II, as of record in Book 2133, page 52, Register's Office for Davidson County, Tennessee and described as follows;

Said Lot No 92 fronts 85 feet on the northerly side of Clifton Avenue and extends back between parallel liens 121.00 feet to a dead line.

Being the same property conveyed to Leland D. Watts from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C. by Cash Deed dated August 29, 2002 and recorded September 4, 2002 in Instrument #20020904-0106293, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3510 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 December, 2005

Leland D. Watts

Davidson County DEEDWARR
Recvd: 12/27/05 13:35 1 pgs
Fees:13.00 Taxes:288.60
20051227-0153988

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 D. Watts , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 21st day of December, 2005.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY