WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2005

Notary Public:

MY COMMISSION EXPIRES: 1.27.07
(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:
Jeraldine B. Greco	First Horizon Home Loans	Map 50
3342 Moorewood Dr.	1555 West Walnut Hill Ln., Ste. 200	Group 11
Nashville, TN 37207	Irving, TX 75038	Parcel 157

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
Jeraldine B. Greco, an unmarried 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:

BEING Lot No. 115A and 115B on the Plan of Zone Lot Division, Lots 18-22, 113-122, and 137-139, Section Five, Chesapeake Homes, of record in Plat Book 6900, Page 12, as amended in Plat Book 6900, Page 301, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Leland D. Watts, married, by deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument 20030227-0026098, said Register's Office.

This conveyance is subject to Restrictions of record in Book 8284, Page 164, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 301, said Register's Office.

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 3342 Moorewood Dr., Nashville, TN 37207

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 19th day of December, 2005.

Leland D. Watts

Davidson County DEEDWARR
Recvd: 01/04/06 12:55 2 pgs
Fees:13.00 Taxes:305.25

20060104-0001089

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 19th day of December, 2005.

My Commission Expires: 1-27-07

Notary Public

