WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2006

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/19/06 11:06 2 pgs
Fees:13.00 Taxes:210.90
20060119-0007221

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:
Douglas K. Mund	New Owner	Map 071
1515 Dugger Dr.		Group 16-0
Nashville, TN 37216		Parcel 069.01

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

Douglas K. Mund, unmarried

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 part of Lot No. 14 on the Williams and Hays Belle View Plan, as of record in Book 332, Page 51, Register's Office for Davidson County, Tennessee, being part of Lot No. 14A on the resubdivision of Lot No. 5 and the southerly part of Lot No. 14 on the Williams and Hays Belle View Plan, described partly according to a survey made by John H. Sullivan, Civil Engineer, November 21, 1957, as follows:

Beginning on the northerly margin of Crockett Street at the southeast corner of the property conveyed to Charles Edward McWhirter and wife, Betty Sue McWhirter, by deed from W.A. McWhirter and wife, or record in Book 3309, Page 169, said Register's Office; thence with said McWhirter's eastern boundary line north 7 degrees 44' (erroneously shown as 7044 degrees in prior deeds) east 136.4 feet to the southwest corner of the property conveyed to M.L. Randall and wife, by deed from Wm. P. McCord and wife, of record in Book 3508, Page 443, said Register's Office; thence with said Randall's southern boundary line south 79 degrees 27' east 50 feet; thence south 7 degrees 44' west 131.1 feet to the northerly margin of Crockett Street; thence with the same north 85 degrees 54' west 50 feet to the beginning.

Being the same property conveyed to Leland D. Watts by Special Warranty Deed from The Bank of New York, Trust U/A dated 12/1/01 (EQCC Trust 2001-2), of record in Instrument 20030310-0031047, said Register's Office, dated March 7, 2003.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 332, Page 51, 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 809 Crockett Street, 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.

FILE BOX 45

Witness my hand this 17th day of January, 2006.

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 17th day of January, 2006.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON

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