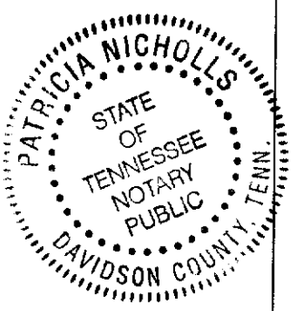
WARRANTY DEED



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)

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 Drive		Group 08-0
Nashville, TN 37206		Parcel 288.00

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 and wife, Winnifred A. Watts

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Douglas K. Mund
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. 91 and the easterly half of Lot No. 92 on the Plan of Joywood, of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 and part of Lot No. 92 front together 75 feet on the southerly side of Trinity Lane and run back 177.55 feet on the easterly line and 177 feet, more or less, on the westerly line to a dead line, measuring 75 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is the following:

Land in Davidson County, Tennessee, being a part of Lot No. 91 and the easterly half of Lot No. 92 on the Plan of Joywood, as of record in Book 974, Page 45, Register's Office for said County.

Beginning at a point, being the northeastern corner of property belonging to E. J. White, et ux, said point being common to Parcel 289 on Map 71-8, as recorded in Book 5619, Page 019, of the R.O.D.C., Tennessee; thence westerly along the existing southern right-of-way line of East Trinity Lane, bearing N 84 degrees 01'26" W, 75 feet, more or less, to a point on the common property line of Parcels 288 and 287 on Map 71-8; thence along said property line, bearing S 3 degrees 26' 34" W, 5 feet, more or less, to a point; thence in a straight line, bearing S 84 degrees 01' 26" E, 75 feet, more or less, to a point on the common property line of Parcels 288 and 289 on Map 71-8; thence along said property line, bearing N 3 degrees 26' 34" E, 5 feet more or less, to the point of beginning and containing therein an area of 375 square feet, more or less.

Being part of the same property conveyed to Leland D. Watts and wife, Winnifred A. Watts, by deed from R. Scott Tutt, of record in Book 10412, Page 53, and re-recorded in Book 10430, Page 438, said Register's Office, dated April 4, 1997.

Power of Attorney of record in Book 11741, page 268, said Register's Office.

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 430 East Trinity Lane, 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.

Davidson County DEEDWARR
Recvd: 01/24/06 11:25 2 pgs
Fees:13.00 Taxes:210.90
20060124-0009066

FILE BOX 45

Witness our hands this 17th day of January, 2006.

Leland D. Watts

Winnifred A. Watts
By: Leland D. Watts, Attorney-in-Fact

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 this 17th day of January, 2006.

My Commission Expires: 1/24/09

Notary Public

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

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 on behalf of Winnifred A. Watts as her Attorney in Fact as the free act and deed of the within named Winnifred A. Watts.

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

My Commission Expires: 1/24/09

Notary Public

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

FILE BOX 45