WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/25/06 11:07 2 pgs
Fees:13.00 Taxes:484.70
20060125-0009455

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$131,000.00.**

Tammy R. Lindsey
Affiant

Subscribed and sworn to before me this 24th day of January 2006

Notary Public
My Commission expires: 8/22/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tammy R. Lindsey	SAME	133-16-0-083.00
285 Tampa Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Leland D. Watts, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tammy R. Lindsey, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1-A on the plan of Resubdivision pf Reserved Parcel "C" Kenilworth Estates, Section 3, of record in Book 4595, page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1-A fronts 103.2 feet on the Southwesterly side of Tampa Drive and extends back 123.88 feet on the Southeasterly line and 172.97 feet on the Northwesterly line, which is a broken line, to a dead line in the rear measuring 117.59 feet thereon.

Being the same property conveyed to Leland D. Watts, married, by Special Warranty Deed from The Bank of New York, on May 5, 2003, of record in Instrument Number 20030512-0063541, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 133-16-0-083.00.
- Subject to all matters as shown on the Plan of record in Book 4595, page 54, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3221, page 445, Register's Office for Davidson County, Tennessee.

This is improved property known as: **285 Tampa Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 24, 2006.

Leland D. Watts

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leland D. Watts,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 24, 2006

My commission expires 8/20/08

Notary Public

ANDREW MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY