WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2006

Notary Public:

MY COMMISSION EXPIRES: 1/26/08
(AFFIX SEAL)

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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:
Mike Slocum, Trustee of the	NEW OWNER	Map 83
1011 Shelby Ave.		Group 13
Nashville, TN 37026		Parcel 75

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
Mike Slocum, Trustee of the Slocum Family Trust with full power to mortgage, sell, transfer, and convey without *
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 Lots Nos. 21 and 22 on the Map of Hanner's Subdivision as of record in Book 2, Page 43, Chancery Court at Nashville and further described according to a survey made by John Kohl & Co. dated March 29, 1984, as follows: Beginning at a point in the northerly margin of Shelby Avenue, said point being located 50 feet east of the easterly margin of a 16 foot alley, more or less; thence with said Avenue East 50 feet, more or less, to a point; thence north 132.9 feet, more or less, to a point; thence west 51.1 feet, more or less to a point, thence south 129.2 feet, more or less, to the point of beginning.

BEING the same property conveyed to Leland D. Watts by deed from Secretary of Housing and Urban Development, of record in Instrument 20010619-0065092, dated June 8, 2001, Register's Office for said County.

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 2, Page 43, 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 1011 Shelby Ave., Nashville, TN 37026

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 3rd day of February, 2006.

Leland D. Watts

Davidson County DEEDWARR
Recvd: 02/06/06 14:08 2 pgs
Fees:13.00 Taxes:277.50
20060206-0014629

*joinder of any beneficiary

FILE BOX 45

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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February, 2006.

My Commission Expires: 1/24/09

Notary Public

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

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

FILE BOX 45