WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/06 14:28 3 pgs
Fees:18.00 Taxes:1317.20
20060210-0016710

LARRY D. C... NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TEN...
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~356,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of February, 2006

Notary Public:

MY COMMISSION EXPIRES: 2-10-08 (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:
Phase 10 Management, LLC	New Owner	Map See Legal Descrip.
2405 14th Ave. N	P.O. Box 273	Group
Nashville, TN 37208	Antioch, TN 37011	Parcel

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
Phase 10 Management, LLC
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:

2405 14th Ave. North, Nashville, TN 37208
Map 81-3, Parcel 322

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Riverview Gardens as of record in Book 3600, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the westerly side of 14th Avenue North, and extends back 150 feet on the northerly line and 145.2 feet on the southerly line, to a dead line in the rear which is broken line of which it measures 59.7 feet thereon.

BEING the same property conveyed to Leland D. Watts, married by deed from Provident Bank, of record in Instrument 20030710-0095484, dated July 8, 2003, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3708, Page 89, 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 3600, Page 46, said Register's Office.

1707 14th Ave. North, Nashville, TN 37208
Map 81-11, Parcel 335

Being the southerly 33 feet of Lot No. 281 (incorrectly described as Lot 261 on previous two (2) deeds) on the Map of McGavock, Wetmore, and Others Second Addition called the Addition of the Town of McGavock, as of record in Book 21, Page 41, in the Register's Office for said County.

Said southerly part of Lot No. 281 fronts 33 feet on the westerly side of 14th Avenue, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Leland D. Watts by deed from Option One Mortgage Corporation, of record in Instrument 20030109-0004096, dated January 6, 2003, 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 21, Page 41, said Register's Office.

705 29th Ave. North, Nashville, TN 37209
Map 92-6, Parcel 336

Land in Davidson County, Tennessee, being Lot Number 56 on L.C. Thuss' (erroneously shown as Thess on prior deeds) Addition and Subdivision of part of Barrow Lands, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description thereof.

BEING the same property conveyed to Leland D. Watts by deed from Citifinancial Mortgage Company, Inc., of record in Instrument 20030121-0008418 and re-recorded in Instrument 20030226-0025400, dated January 9, 2003, 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 547, Page 102, said Register's Office.

413 36th Ave. North, Nashville, TN 37209
Map 92-9, Parcel 225

Land in Davidson County, Tennessee, being Lot No. 77 on the Map of the Subdivision of the W.R. Wilson Tract, as of record in Book 332, Page 161, Register's Office for said County. For a more complete description reference is hereby made to said plan.

BEING part of the same property conveyed to Leland D. Watts by deed from B. Anthony Saunders, Trustee, of record in Instrument 20050808-0092862 and re-recorded in Instrument 20050811-0095180, dated July 18, 2005, 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 332, Page 161, said Register's Office.

417 36th Ave. North, Nashville, TN 37209
Map 92-9, Parcel 227

BEING Lot No. 75, on the Plan of W.R. Wilson Plan, of record in Book 332, Page 161, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Leland D. Watts by deed from B. Anthony Saunders, Trustee, of record in Instrument 20050808-0092862 and re-recorded in Instrument 20050811-0095180, dated July 18, 2005, 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 332, Page 161, said Register's Office.

411 36th Ave. North, Nashville, TN 37209
Map 92-9, Parcel 224

Land in Davidson County, Tennessee, being Lot No. 78 on the Map of the Subdivision of W.R. Wilson Tract, as of record in Book 332, Page 161, Register's Office for said County. For a more complete description reference is hereby made to said plan.

BEING part of the same property conveyed to Leland D. Watts by deed from B. Anthony Saunders, Trustee, of record in Instrument 20050808-0092862 and re-recorded in Instrument 20050811-0095180, dated July 18, 2005, 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 332, Page 161, said Register's Office.

These properties are not marital residences and as such are 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 ~~2405 14th Ave. N, Nashville, TN 37208~~ see above

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 9th day of February, 2006.

Leland D. Watts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 9th day of February, 2006.

My Commission Expires: 11/2/09

Notary Public

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