WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 1/24/08
(AFFIX SEAL)

DAVIDSON COUNTY TENN. NOTARY PUBLIC TENNESSEE STATE OF ANNE LESTER

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:
Magdalene, Inc.	New Owner	Map 092-0
P.O. Box 6330-B		Group 06-0
Nashville, TN 37235		Parcel 431.00

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

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Magdalene, Inc.
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 the North 29 feet of Lot No. 15 and the South 9 feet of Lot No. 14 on the Map of Lena Court, as of record in Book 1835, page 8, Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 15 and 14 adjoin and front together 36 feet on the west side of Lena Street and run back between parallel lines 126 feet to an alley.

Being the same property conveyed to Leland D. Watts by Corrective Substitute Trustee's Deed from Amy Bryson Smith, Trustee, of record in Instrument 200602160018652, said Register's Office.

This conveyance is subject to: (1) 2006 county taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plat of record in Book 1835, page 8, said Reigster'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 809 Lena St., Nashville, TN 37208

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 17th day of February, 2006.

Leland D. Watts

Davidson County DEEDWARR
Recvd: 02/21/06 10:52 2 pgs
Fees:13.00 Taxes:66.60

20060221-0019930

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 executed the within instrument for the purposes therein contained.

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

My Commission Expires: 1/26/08

Notary Public



FILE BOX 45