Davidson County DEEDWARR
Recvd: 05/10/06 11:08 2 pgs
Fees:13.00 Taxes:173.90

20060510-0054821

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2006.

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS
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:
Leland D. Watts	NEW OWNER	Map 72
2819 Gallatin Road		Group 14
Nashville, TN 37216		Parcel 69

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

D & A Partnership

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Leland D. Watts, married

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 part of Lot No. 12 on the Map of Subdivision of Home Lot in Chesterfield Place, of record in Book 421, Page 5, Register's Office for Davidson County, Tennessee, described according to a survey by John Kohl, dated January 21, 1983, as follows:

BEGINNING at a point in the westerly margin of Chapel Avenue, the northeasterly corner of Lot No. 12; thence southerly with the westerly margin of said Avenue, 132 feet to a point at the beginning of a turn in said Avenue; thence westerly with the northerly margin of said Chapel Avenue, 50 feet to a point; thence northerly and parallel with the line between Lots Nos. 11 and 12, 10 feet to a point; thence westerly parallel to the north margin of Chapel Avenue, 58.5 feet to a point; thence northerly and parallel with the line between Lots Nos. 11 and 12, 122 feet to a point in the southerly margin of an alley; thence easterly with the southerly margin of said alley 107.5 feet to the point of beginning.

Being the same property conveyed to D & A Partnership by deed from Alice W. Jew Foundation of record in Instrument 20060510-0054820, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 421, Page 5, 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 2425 Chapel Avenue, Nashville, TN 37206

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 May, 2006.

D & A Partnership

BY:
Anita Lester, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Anita Lester with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Authorized Agent respectively of D & A Partnership, the within named bargainer, and that she, as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of D & A Partnership, by the said Anita Lester as such Authorized Agent.

Witness my hand and official seal at office, at Nashville, Tennessee, on this the 9th day of May, 2006.

My Commission Expires: 1/24/09

Notary Public



FILE BOX 45