WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/27/06 10:28 2 pgs
Fees:13.00 Taxes:462.50
20060627-0076573

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:
James Williams, Jr.	New Owners	Map See Nos. Below
10907 Forestgate Place		Group
Glenn Dale, MD 20769		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 and wife, Winnifred A. Watts

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
James Williams, Jr. and wife, Sheila Vaden-Williams
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 Lot No. 1 on the Plan of Townwood Homes, Section I, as of record in Book 3106, page 147, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the east margin of Joseph Street at the corner of Lots 1 and 2; thence south with said street, 8.64 feet to a monument; thence around a curve in a southeasterly direction 38.94 feet to a concrete monument in the north margin of Grace Street; thence along said street, east 91 feet to a monument; thence around a curve in a northeasterly direction 31.68 feet to a monument in the west margin of an alley; thence north with said alley, 13.05 feet to a corner of Lots 1 and 2; thence west along the line of these lots, 136 feet to the point of beginning.

Being the same property conveyed to Leland D. Watts and Winnifred A. Watts, by deed from Richard H. Dinkins and Charlotte T. Dinkins, of record in Book 10654, page 332, said Register's Office.

Property Address: 701 Joseph Avenue; Nashville, TN 37207
Map 082-07-0, Parcel 207.00

BEING Lot No. 8 on the Plan of Townwood Homes, Section 1, as of record in Book 3106, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 19.0 feet on the easterly side of Joseph Street and extends back between parallel lines 136.0 feet to an alley in the rear.

Being the same property conveyed to Leland D. Watts, a married man, by deed from David N. O. Patton, III and Laura B. Patton, of record in Book 10571, page 527, said Register's Office.

Property Address: 715 Joseph Avenue; Nashville, TN 37207
Map 082-07-0, Parcel 200.00

BEING Lot No. 11 on the Plan of Townwood Homes (erroneously shown as Townsend Homes on previous deed), Section 1, of record in Plat Book 3106, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Leland Watts by deed from The Bank of New York as Trustee for EQCC Trust 2001-2, of record in Instrument 20040318-0030731, said Register's Office.
Property Address: 721 Joseph Avenue; Nashville, TN 37207
Map 082-07-0, Parcel 197.00

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 701,715 & 721 Joseph Avenue, Nashville, TN 37207

TITLE BOX 45

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 our hands this 26th day of June, 2006.

Leland D. Watts

Winnifred A. Watts by Leland D. Watts, Attorney in Fact

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 26th day of June, 2006.

My Commission Expires: 3/31/07

Notary Public

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 on behalf of Winnifred A. Watts, as her Attorney in Fact, as the free act and deed of the within named Winnifred A. Watts.

Witness my hand and official seal this 26th day of June, 2006.

My Commission Expires: 3/31/07

Notary Public

Power of Attorney of record in Book 11741, page 268, said Register's Office.

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.