WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/06 09:47 2 pgs
Fees:13.00 Taxes:129.50

20060703-0078939

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2006

Notary Public:

MY COMMISSION EXPIRES: 1/20/08
(AFFIX SEAL)

DAVIDSON COUNTY TENN NOTARY PUBLIC OF TENNESSEE STATE

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:
Eldon Spraker III	NEW OWNER	Map 82
6600 Ellesmere Road		Group 11-0
Nashville, TN 37205		Parcel 67

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
Eldon Spraker III, Unmarried
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 Nos. 20 and 21 in John W. Bryan's Addition to Edgefield now East Nashville, of record in Book 21, Page 63, Register's Office for Davidson County, Tennessee, as follows:

Said parts of Lot Nos. 20 and 21 begin at a point in the Westerly margin of North Third Street at the intersection of the Southerly margin of a 16-foot alley, said alley running parallel to Treutland and Foster Street; thence South 30 feet to a point; thence Westerly 10 feet to a point; thence Southerly 35 feet to a point; thence Easterly 100 feet to a point in the Westerly margin of North Third Street; thence North along the Westerly margin of North Third Street, 65 feet to the point of beginning.

BEING the same property conveyed to Leland D. Watts by deed from Household Financial Corporation, III, of record in Instrument 20050912-0109207, dated August 31, 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 21, Page 63, 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 504 North 3rd Street, Nashville, TN 37207

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 30th day of June, 2006.

Leland D. Watts

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 30th day of June, 2006.

My Commission Expires: 1/26/08

Notary Public

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