THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 24927R

Davidson County DEEDWARR
Recvd: 08/03/06 09:17 2 pgs
Fees:13.00 Taxes:340.40
20060803-0094409

MAP/GROUP/PARCEL:
133-16-0-A 071.00
133-16-0-A 158.00
133-16-0-A 140.00
133-16-0-A 022.00

NEW OWNER'S NAME AND ADDRESS:
LELAND D. WATTS & WINNFRED A. WATTS
2819 Gallatin Rd.
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JAMES S. SWEENEY SR., hereinafter called Grantor, does hereby transfer and convey unto, LELAND D. WATTS and WINNFRED A. WATTS, their heirs and assigns, hereinafter called Grantees, property described as follows:

Unit No. D-16, M-15, G-7, K-20 of Barcelona Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee code annotated and as established by a Master Deed of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

The subject property is improved property known as 270 TAMPA DRIVE, UNIT D-16, M-15, G-7, K-20, NASHVILLE , TN.

BEING the same property conveyed to Grantor herein by deed of record in Book 11366, Page 723, Register's Office for DAVIDSON County, Tennessee. Rita E. Sweeney, also on title, is deceased.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of

record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JAMES S. SWEENEY SR.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JAMES S. SWEENEY SR., with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in HENDERSONVILLE, Tennessee on this the 1st day of August, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/22/08

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $92,000.00.

AFFIANT

Sworn to and subscribed before me, this the 1st day of August, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/22/08

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE