Davidson County DEEDWARR
Recvd: 08/21/06 11:10 2 pgs
Fees:13.00 Taxes:166.50
20060821-0102799

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Leland D. Watts
2819 Gallatin Road
Nashville, TN 37216

SEND TAX BILL:

New Owner

MORTGAGEE:
Middle Tennessee Bank & Trust
2621 Lebanon Road
Nashville, TN 37214

MAP AND PARCEL:
MAP 93-8
PARCEL 50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John Price, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Leland D. Watts***, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

*married

> Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of J. B. Haynies Central Park, as of record in Plat Book 161, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Said Lot No. 55 fronts 50 feet on the northerly side of Ozark Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to John Price, by deed from Secretary of Housing and Urban Development, of Washington, D.C., dated May 26, 2006, of record in Instrument No. 20060609-068694, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1004 Ozark Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

FILE BOX 45

Witness my hand this 17th day of August, 2006.

John Price

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared John Price, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

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

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $45,000.00.

Marie Bradford
AFFIANT

Subscribed and sworn to before me
this 17th day of August, 2006.

NOTARY PUBLIC

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

My Commission Expires: 3/31/07