WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/06 15:04 2 pgs
Fees:13.00 Taxes:436.60
20060907-0110999

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Cheatham
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2006

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KEVIN LAMONT MOORE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires March 9, 2010

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBER
Lucille J. Moore	IndyMac Bank F.S.B.	Map 69
1214 W.A. Davis	P.O. Box 2971	Group 16
Nashville, TN 37208	Phoenix, AZ 85062-2971	Parcel 177

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

Lucille J. Moore

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:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by T. R. Sanford, Surveyor, dated February 3, 1956, as follows:

Beginning at a point in the center of the County Hospital Road or Asylum Road at the southeast corner of the property conveyed to William H. Outlaw and wife, by J.B. McWhirter, by deed of record in Book 2275, Page 81, Register's Office for said County; thence with the southwesterly line of said Outlaw property, North 54 deg. 30' West 200 feet to an iron pin; thence South 36 deg. 30' West 154 feet to an iron pin; thence South 54 deg. 30' East 200 feet to the center of said Asylum Road; thence with the center of said Road, North 36 deg. 30' East 154 feet to the beginning.

INCLUDED in the above description, but specifically EXCLUDED therefrom is that tract of land that was conveyed to Mildred Louise Smith by deed from Mamye Lee Dorris Mills, of record in Book 3398, page 505, said Register's Office; particularly described as follows:

Land in the 13th, formerly the 23rd Civil District of said County, described according to a survey made by T. R. Sanford, Surveyor, February 3, 1956, as follows:

Beginning at a point in the center of the County Hospital Road or Asylum Road at the southeast corner of the Preston property; thence on a northeasterly line North 36 deg. 30' East 55 feet to a point; thence on a northwesterly line North 54 deg. 30' West 200 feet to a point; thence on a southwesterly line South 36 deg. 30' West 55 feet to an iron pin; thence on a southeasterly line South 54 deg. 30' East 200 feet to the point of beginning.

BEING the same property conveyed to Leland D. Watts by deed from AmSouth Bank, of record in Instrument 20010208-0012541, dated February 7, 2001, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees.

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 1903 County Hospital Rd., Nashville, TN 37218

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 6th day of September, 2006.

Leland D. Watts

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 6th day of September, 2006.

My Commission Expires: 3/3/07

Notary Public

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