WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/18/06 14:43 2 pgs
Fees:13.00 Taxes:233.10

20060918-0115423

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $63,000.00.

Affiant

Subscribed and sworn to before me this 14th day of September, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Leland D. Watts	Same	059-10-0-125.00
2819 Gallatin Road		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wilson Enterprises, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Leland D. Watts**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 60 on the plan of Haynes Estates Section 2, of record in Book 4175, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 60 is described as follows: Beginning at a point in the southerly margin of Lytle Drive at the common dividing line between Lots 60 and 61 on said Plan; thence southerly along said dividing line 98.22 feet to a point; thence easterly 99.8 feet to a point in the westerly margin of Ames Drive; thence northerly along the westerly margin of said Ames Drive, 76.13 feet to the beginning of a curve; thence around said curve a distance of 39.92 feet to a point in the southerly margin of Lytle Drive; thence westerly along the southerly margin of said Lytle Drive 87.98 feet to the point of beginning.

Being part of the same property conveyed to Wilson Enterprises, Inc. by deed from Robert Harold Herrman (aka Robert H. Herrman) and wife, Shirley Herrman on July 20, 2006 of record in Instrument Number 20060801-0093568, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4175, page 13, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4142, page 406; and Book 4230, page 545; and Book 4356, page 971; and Book 4407, page 214; and Book 4450, page 508; and Book 4487, pgae 524, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3001 Lytle Drive, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 14, 2006.

Wilson Enterprises, Inc.

Martha Wilson, President
By Martha Wilson

FILE BOX 45

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of September 2006 before me, appeared Martha Wilson to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the President of Wilson Enterprises, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Martha Wilson acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY