WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/18/06 14:46 2 pgs
Fees:13.00 Taxes:140.60

20060918-0115427

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, $38,000.00.

Affiant

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

Notary Public
My Commission expires: 2-22-07
(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	092-04-0-194.00
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:

Lot No. 11 on the Plan of Bainbridge's Resubdivision of certain Lots 77, 78, 79, 80, 101, 102, 103 and part of 104, in Thomas harding's Addition as of record in Book 2330, page 164, Register's Office for Davidson County, Tennessee, described as follows:

Lot No. 11 begins on the easterly margin of 14th Avenue North, formerly Watkins Street, at the corner of Lots No. 10 and 11; thence with the line between said two lots eastwardly 74.67 feet; thence south 30° 38' east 75 feet to the northerly margin of Herman Street; thence with said street south 60° west 54.89 feet to the beginning of a curve; thence around said curve with a radius of 20 feet; northwestwardly 30.79 feet to the easterly margin of 14th Avenue North; thence with said Avenue northwardly 55.22 feet to the 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 2330, page 164, Register's Office Davidson County, Tennessee.

This is improved property known as: **902 14th Avenue North, Nashville, TN 37208**

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.

By Martha Wilson, President

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

