PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 10/09/06 11:37 2 pg
Fees:13.00 Taxes:74.00
20061009-0125146

W & I Ref:(__gj___) Title No: 48263
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Leland D. Watts 2819 Gallatin Road Nashville, Tennessee 37216	Same

TAX MAP-PARCEL NUMBERS: 133160A14700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$20,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **E. Douglas Ivey and spouse, Christy Wilkins Ivey**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leland D. Watts** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. K-17 of Barcelona Condominium now known as Harding Glen Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "A-2" to the Master Deed of record in Book 6400 page 801 and amended in Book 11509, page 965 and 966 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to E. Douglas Ivey and wife, Christy Wilkins Ivey by deed from Barcelona Associates, a joint venture of record in Book 6416, page 418, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit "A-2" to the Master Deed in Book 6400, page 801, amended in Book 11509, pages 965 and 966, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: Declaration of Mutual Reciprocal Easements of record in Book 5868, page 422, amended in Doc. No. 20030624-0086638, said Register's Office; The provisions of the condominium Master Deed of record in Book 6400, page 801, amended in Book 9723, page 68, Book 11509, page 965 and Book 11509, page 966 and Doc. No. 20010329-0030288, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 270 Tampa Drive #K-17`, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of October, 2006.

E. Douglas Ivey

Christy Wilkins Ivey

State of TENNESSEE
County of DAVIDSON

On this 5th day of October, 2006 , before me the undersigned authority, personally appeared E. Douglas Ivey and Christy Wilkins Ivey , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2009

My Commission Expires:

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $20,000.00

Affiant

Sworn and subscribed before me this the 5th day of October, 2006

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2009

My Commission Expires:

Notary Public