Davidson County DEEDWARR
Recvd: 10/16/06 13:16 1 pgs
Fees:13.00 Taxes:321.90

20061016-0128155

WARRANTY DEED

AT-20060207

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of October, 2006.

(Affix Seal) Notary Public

My Commission Expires: **6-26-07**

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sharon F. Crockett	SAME	072-14-0 069.00
300 Starlight Drive		
Nashville, TN 37207		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Leland D. Watts, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Sharon F. Crockett, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being part of Lot No. 12 on the map of Subdivision of Home Lot in Chesterfield Place, of record in Book 421, page 5, Register's Office for Davidson County, Tennessee, described according to survey by John Kohl, dated January 21, 1983, as follows;

Beginning at a point in the westerly margin of Chapel Avenue, the northeasterly corner of Lot No. 12; thence southerly with the westerly margin of said Avenue 132 feet to a point at the beginning of a turn in said Avenue; thence westerly with the northerly margin of said Chapel Avenue, 50 feet to a point; thence northerly and parallel with the line between Lots No. 11 and 12, 10 feet to a point; thence westerly parallel to the north margin of Chapel Avenue, 58.5 feet to a point; thence northerly and parallel with the line between Lots No. 11 and 12, 122 feet to a point in the southerly margin of an alley; thence easterly with the southerly margin of said alley 107.5 feet to the beginning.

Being the same property conveyed to Leland D. Watts from D & A Partnership by Warranty Deed dated May 9, 2006 and recorded May 10, 2006 in Instrument #20060510-0054821, Register's Office for Davidson County, Tennessee. Said Deed also acquired on September 18, 2000 in Instrument #20000920-0093709, said Register's Office.

( ) unimproved
This is (X) improved property know as 2425 Chapel Avenue, Nashville, TN 37206.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 13th day of October, 2006

Leland D. Watts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Leland D. Watts , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 13th day of October, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY