WARRANTY DEED

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2006.

Notary Public:

MY COMMISSION EXPIRES: 1/26/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
S.S. Fouche, Trustee of the	NEW OWNER	Map 82
P.O. Box 145		Group 4
Ash Flat, AR 72513-0145		Parcel 81

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
S.S. Fouche, Trustee of the "Montgomery Family Trust"
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:

BEING Lot No. 379, on the Plan of Oakwood Park, of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description and that part of a street shown as Montgomery Avenue on Bill No. 85-1075 being recorded as Exhibit A attached.

Being part of the same property conveyed to Leland D. Watts by Substitute Trustee's Deed from Anthony Saunders, Trustee/Substitute Trustee, of record in Instrument 20050808-0092862, and re-recorded in Instrument 20050811-0095180, Register's Office for said County. See also Bill No. 85-1075 being recorded as Exhibit A attached.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 421, Page 12, said Register's Office.

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 900 Montgomery Ave., Nashville, TN 37207

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 20th day of October, 2006.

Leland D. Watts

Davidson County DEEDWARR
Recvd: 10/24/06 10:24 7 pgs
Fees:38.00 Taxes:111.00

20061024-0131636

FILE BOX 45

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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of October, 2006.

My Commission Expires: 01/24/09

Notary Public

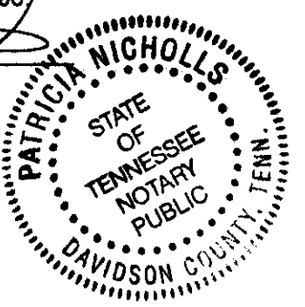


EXHIBIT "A"

BILL NO. 085-1075

AN ORDINANCE TO AMEND THE OFFICIAL STREET AND ALLEY ACCEPTANCE AND MAINTENANCE MAP FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, BY CLOSING, VACATING AND ABANDONING THAT PORTION OF MONTGOMERY AVENUE, SOUTH OF RICHARDSON AVENUE, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS: It is the desire of all the abutting owners that said closure be accomplished, and

WHEREAS: There is no future need for said portion of said street for street purposes.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

SECTION 1. That the Official Street and Alley Acceptance and Maintenance Map for the Metropolitan Government of Nashville and Davidson County, as enacted by Council Bill No. 65-539, be and is hereby amended, as follows:

That that portion of the right-of-way of Montgomery Avenue, as shown on the attached sketch, be and is hereby closed, vacated and abandoned.

SECTION 2. BE IT FURTHER ENACTED, That easements are herein retained by the Metropolitan Government of Nashville and Davidson County, its agents, servants, and/or contractors and utility companies operating under franchise from the Metropolitan Government for the right to enter, construct, operate, maintain, repair, rebuild, enlarge, and patrol its now existing or future utilities, including drainage facilities, together with their appurtenances, and the doing of any and all things necessary and incidental thereto.

SECTION 3. BE IT FURTHER ENACTED, That in the event there is proposed any construction over, above, or under said existing utilities that said construction shall have the approval of the Director of Public Works and/or the Director of Water and Sewerage Services, together with the approval of the Nashville Electric Service, Nashville Gas Company, and South Central Bell Telephone Company.

SECTION 4. BE IT FURTHER ENACTED, That the Director of the Department of Public Works be and is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause said change to be made on said Map as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

SECTION 5. BE IT FURTHER ENACTED, That this ordinance take effect from and after its passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

APPROVED:

Director
DEPARTMENT OF PUBLIC WORKS

Director
WATER AND SEWERAGE SERVICES

APPROVED METROPOLITAN
TRAFFIC AND PARKING COMMISSION

DATE December 17, 1985

EXECUTIVE SECRETARY

Introduced by:

MEMBER OF METROPOLITAN COUNCIL

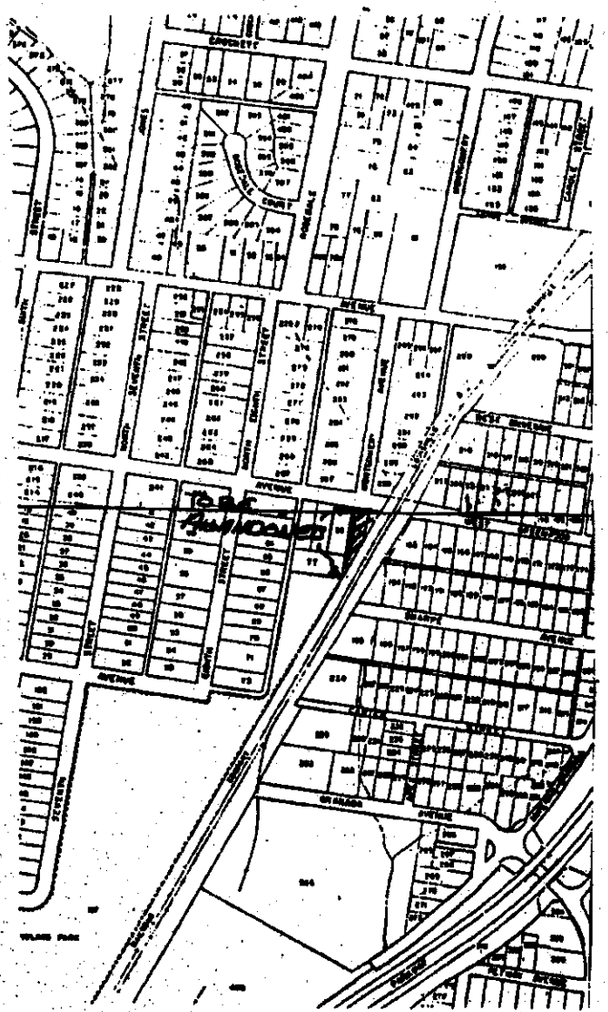
APPROVED AS TO LEGALITY OF FORM AND COMPOSITION:

Metropolitan Attorney

MEMBER OF METROPOLITAN
COUNSEL

APPROVED AS TO LEGALITY OF
FORM AND COMPOSITION:

METROPOLITAN ATTORNEY



THIS SKETCH IS ATTACHED TO AND MADE A PART OF
ORD. No. 885-1975

[redacted]

[redacted]

REQUESTED BY-

Raymond Cross, Jr. & Wenford Barnes

ORIGINAL

METROPOLITAN COUNTY COUNCIL

BILL No. 085-1075

MINUTE BOOK M50 PAGE NO. 243

AN ORDINANCE TO AMEND THE OFFICIAL STREET AND ALLEY ACCEPTANCE AND MAINTENANCE MAP FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, BY CLOSING, VACATING AND ABANDONING THAT PORTION OF MONTGOMERY AVENUE, SOUTH OF RICHARDSON AVENUE, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED HEREIN.

APPROVED BY PLANNING COMMISSION

Introduced DEC 3 1985

Passed first Reading DEC 3 1985

Referred to PUBLIC WORKS; HIGHWAYS, TRAFFIC AND PARKING; PLANNING & ZONING COMMITTEES

~~XXXXXXX~~ DEFERRED DEC 17 1985

Passed second Reading JAN 21 1986

Referred to _____

Passed third Reading FEB 4 1986

Approved FEB 5 1986

By _____

Departments Notified FEB 6 1986

Advertised _____

Form 41