WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/06 10:47 2 pgs
Fees:13.00 Taxes:103.60

20061218-0155452

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

John D. Denton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2006

Patricia Nichols
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(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:
John D. Denton	New Owner	Map Map 107
1033 Harold Drive		Group 09-0-A
Nashville, TN 37217		Parcel 9.00-CO

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

John D. Denton

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 Unit No. 1033, Building B, on the Plan of Castlewood Condominium Apartments, of record in Book 4660, Page 62, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Leland D. Watts, married, by deed from AmSouth Bank of record in Instrument 20020730-0091280, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 4750, Page 426; Book 5245, Page 663; Book 5246, Page 457; Book 4750, Page 434; Book 5545, Page 619; and Book 6426, Page 919, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 4660, Page 62, said Register's Office; and (2) Right-of-Way Easement of record in Book 4749, Page 151, 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 1033 Harold Drive, Nashville, TN 37217

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 15th day of December, 2006.

Leland D. Watts

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 15th day of December, 2006.

My Commission Expires: 03/31/07

Notary Public

