RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, St 210
Brentwood, TN 37027

WARRANTY DEED

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2007

Notary Public:

MY COMMISSION EXPIRES: 5/26/09
(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:
Mary Moore	Same	Map 059
3001 Lytle Drive		Group 10.00
Nashville, TN 37218		Parcel 125.00

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

Mary Moore, unmarried

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. 60 on the plan of Haynes Estates, Section Two, of record in Book 4175, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Said Lot No. 60 is described as follows: Beginning at a point in the southerly margin of Lytle Drive at the common dividing lines between Lots 60 and 61 on said plan; thence southerly along said dividing line 98.22 feet to a point; thence easterly 99.8 feet to a point in the westerly margin of Ames Drive; thence northerly along the westerly margin of said Ames Drive, 76.13 feet to the beginning of a curve; thence around said curve a distance of 39.92 feet to a point in the southerly margin of Lytle Drive; thence westerly along the southerly margin of said Lytle Drive 87.98 feet to the point of beginning.

Being the same property conveyed to Leland D. Watts by deed from Wilson Enterprises, Inc. of record in Instrument 20060918-0115423, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4230, Page 535, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 4175, Page 13, 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 3001 Lytle Drive, Nashville, TN 37218

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 4th day of January, 2007.

Leland D. Watts

Davidson County DEEDWARR
Recvd: 01/09/07 13:39 2 pgs
Fees:13.00 Taxes:417.73

20070109-0003859

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 4th day of January, 2007.

My Commission Expires: 3/31/07

Notary Public

