WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2007

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(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:
Blake J. Thompson	Wells Fargo Bank, N.A.	Map 081
1535-A 12th Avenue North	7445 New Technology Way	Group 11-0
Nashville, TN 37208	Frederick, MD 21703	Parcel 593.00

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

Blake J. Thompson a single person

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. 172 on the Plan of D T McGavock and Others Addition, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 172 fronts 50 feet on the westerly side of 12th Avenue, North, formerly Florence Street, and extends back between parallel lines 154 feet to an alley.

Being the same property conveyed to Leland D. Watts, married, by deed from Antwain Batey, Sr., Antwainette Batey, Larry Batey, Shonnell Batey, Addie Batey and Terry Batey, Heirs of the Estate of John T. Batey, of record in Instrument 20040902-0106497, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 41, 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 1535-A 12th Avenue North, Nashville, TN 37208

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 1st day of February, 2007.

Leland D. Watts

Davidson County DEEDWARR
Recvd: 02/06/07 15:05 2 pgs
Fees:13.00 Taxes:216.45

20070206-0015700

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 1st day of February, 2007.

My Commission Expires: 3/31/07

Notary Public

