Davidson County DEEDWARR
Recvd: 04/12/07 13:49 2 pgs
Fees:13.00 Taxes:74.00
20070412-0044164

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2007

Notary Public:

MY COMMISSION EXPIRES: 11/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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:
Leland D. Watts	NEW OWNER	Map 133
2819 Gallatin Road		Group 16-0-A
Nashville, TN 37216		Parcel 107 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

Southside Properties, a partnership composed of John F. Hagewood and J. Michael Duncan

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Leland D. Watts, married

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. H-17 on the Plan of Harding Glen Condominiums (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Sections 101, et.seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801; Book 9397, Page 814; and Book 11509, Page 965, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium as set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Southside Properties, a partnership composed of John F. Hagewood and J. Michael Duncan, by deed from Barcelona Associates, a joit venture, of record in Book 6416, Page 363, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions, and By-Laws of record in Book 6400, Page 801; Book 9397, Page 814; Book 11509, Page 965; Instrument 20010329-0030288; Book 6400, Page 844; Book 9723, Page 68; Book 11509, Page 966, said Register's Office.

This conveyance is subject to: (1) 2007 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing in the Master Deed of record in Book 6400, Page 801, and any amendments thereto, said Register's Office; (3) Declaration of Mutual Reciprocal Easement of record in Book 5868, Page 422, said Register's Office.

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 270 Tampa Drive; Unit H-17, Nashville, TN 37211

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.

FILE BOX 45

Witness my hand this 31st day of March, 2007. & 4th day of April 2007

Southside Properties
BY: _____, Partner
John F. Hagewood, Partner

BY: _____, Individually
John F. Hagewood, Individually

BY: _____, Partner
J. Michael Duncan, Partner

BY: _____, Individually
J. Michael Duncan, Individually

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John F. Hagewood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Partner of Southside Properties, the within named bargainer, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said John F. Hagewood as such Partner.

Witness my hand and official seal this the 31st day of March, 2007.

My Commission Expires: November 14, 2009 Bukola F. Omosaiye
Notary Public



STATE OF NORTH CAROLINA
COUNTY OF WAKE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John F. Hagewood, 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 this the 31st day of March, 2007.

My Commission Expires: November 14, 2009 Bukola F. Omosaiye
Notary Public

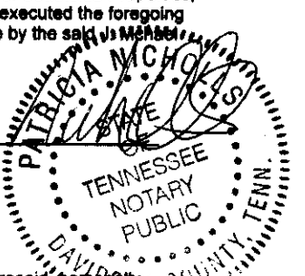


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Michael Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a Partner of Southside Properties, the within named bargainer, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said J. Michael Duncan as such Partner.

Witness my hand and official seal this the 4th day of April, 2007.

My Commission Expires: 1/24/09 Patricia Nichols
Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Michael Duncan 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 this the 4th day of April, 2007.

My Commission Expires: 1/24/09 Patricia Nichols
Notary Public

