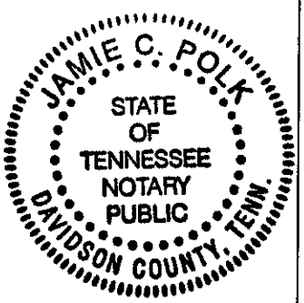
Davidson County DEEDWARR
Recvd: 09/10/07 11:15 2 pgs
Fees:13.00 Taxes:166.50
20070910-0108196

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2007.

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/7/11

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:
Jason Goodin	First Community Mortgage, Inc.	Parcel ID: 08204012400
106 Spero Road	1610 South Church Street, Suite A	
Goodlettsville, TN 37072	Murfreesboro, TN 37130	

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
Jason Goodin, 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. 18, on the Plan of Subdivision of McFerrin Lands, Wills, Sharpe and Crutcher Add., of record in Plat Book 57, Page 82, 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 Quitclaim Deed from D & A Partnership of record in Instrument 20070816-0097885, said Register's Office, dated August 14, 2007. See also deed to D & A Partnership from Alice W. Jew Foundation of record in Instrument 20070816-0097884, said Register's Office, dated August 14, 2007. See also deed to Alice W. Jew Foundation of record in Instrument 20000920-0093692, said Register's Office, dated September 18, 2000.

This conveyance is subject to (1) 2007 county taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing in the plat of recod in Plat Book 57, page 82, 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 1023 North 6th Street, 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 7th day of September, 2007.

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 this 7th day of September, 2007.

My Commission Expires: 3/7/11

Notary Public

