# WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2007

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: |
|---|---|---|
| Curtis B. Dabbs | New Owner | Parcel ID: |
| 3848 Kedron Road | | 08204002600 |
| SPringHill, TN 37174 | | |

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, a married person**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Curtis B. Dabbs, 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:

LAND in Davidson County, Tennessee, being Lot No. 144, and the southerly 19 feet of Lot No. 145 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County.

Said Lot No. 144 and part of Lot No. 145 fronts together 50 feet on the easterly side of No. 6th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Leland D. Watts, a married person, by Quitclaim Deed from D & A Partnership, of record in Instrument 20070911-0109061, said Register's Office, dated September 10, 2007. See also deed from Alice W. Jew Foundation to D & A Partnership of record in Instrument 20070911-0109060, said Register's Office, dated September 10, 2007. And being the same property conveyed to the Alice Jew Foundation by Quitclaim Deed from Jack K. Byrd, Executor under the Will of Alice W. Jew, deceased, and Jack K. Byrd, Managing Trustee of the Alice W. Jew Foundation pursuant to the Last Will and Testament of Alice W. Jew, of record in Instrument 20000920-0093694, 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 on the plan of record in Book 421, page 12, 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 1103 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 24th day of September, 2007.

Leland D. Watts

**FILE BOX 45**

Davidson County DEEDWARR
Recvd: 09/25/07 12:38 2 pgs
Fees:13.00 Taxes:185.00

20070925-0114327

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 24th day of September, 2007.

My Commission Expires: 1/24/09

Notary Public

