WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 47,000.00

Melissa R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of October, 2007

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 11-14-09

(AFFIX SEAL)

MARIE BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D. Watts	New Owner	MAP 92-06 PARCEL 453
(NAME)	(NAME)	
~~2600 Batavia Street~~ 2819 Gallatin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN, ~~37208~~ 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Sadie Brown,** unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leland D. Watts,** HEREINAFTER CALLED THE GRANTEE(S), 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. 45 on the Map of Faulconer and Ashcroft Subdivision of Lots 18 and 19 in Boyd McNairy Tract as of record in Book 57, page 121, said Registers Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amanda Foreman by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County of record in Book 7476, page 608, said Register's Office, dated February 17, 1988. The said Amanda Foreman having died intestate on September 2, 1997 leaving Sadie Brown as her sole heir at law per Affidavit of Heirship of record in Book 10679, Page 183, Register's Office for Davidson County, Tennessee.

**** a/k/a Sadie B. Brown**

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.

Davidson County DEEDWARR
Recvd: 10/08/07 10:54 2 pgs
Fees:13.00 Taxes:173.90
20071008-0119616

This is improved property known as: 2600 Batavia Street, Nashville, TN 37208

Witness my/our hand(s) this 5th day of October, 2007.

Sadie Brown, Seller

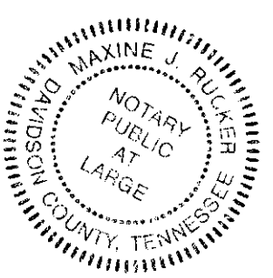
STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sadie Brown, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **5th day of October, 2007.**

Notary Public

My Commission Expires: My Commission Expires March 22, 2008



Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203