03

Realty Title
Box 48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/08 15:29 2 pgs
Fees:13.00 Taxes:203.50

20080214-0015086

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Pamela Hutchens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2008

Karen Colbert
Notary Public:

MY COMMISSION EXPIRES: 7/24/2010
(AFFIX SEAL)

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Blue Ridge Homes of TN, LLC	NEW OWNER	Parcel ID:
73 White Bridge Rd., Ste. 103, Box 135		09204002200
Nashville, TN 37205		

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
Blue Ridge Homes of TN, LLC
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. 203, on the Plan of Thomas Harding's Second Addition, of record in Plat Book 21, Page 58, Register's Office for said County.

Said Lot No. 203 fronts 50 feet on the southerly side of Meharry Boulevard, formerly Harding Street, and runs back between parallel lines, with the westerly margin of an alley, 160 feet to an alley in the rear.

Being the same property conveyed to Leland D. Watts, married, by deed from The Geneva G. Abernathy Revocable Trusted dated April 24, 2000, by Geneva G. Abernathy, Trustee, of record in Instrument 20030609-0079168, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 58, 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. 26-2-307 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 1407 Meharry Blvd., 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 8th day of February, 2008.

Leland D. Watts

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 8th day of February, 2008.

My Commission Expires: 3/7/11

Notary Public

