WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2008

Notary Public:

MY COMMISSION EXPIRES: My Commission Expires: December 12, 2010
(AFFIX SEAL)

KIEL BOSCHELE NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE

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:
Simonia Y. Lee	Residential Loan Centers	Parcel ID:
3259 Hinkle Drive	2350 E. Devon Street; Ste 300	08008025100
Nashville, TN 37218	Des Plaines, IL 60018	

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
Simonia Y. Lee
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. 77, on the Plan of Bordeaux Hills, Section Four, of record in Book 3600, Page 49, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Leland D. Watts by deed from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument 20071023-0125299, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3765, Page 141, 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 3600, Page 49, 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 3259 Hinkle Drive, Nashville, TN 37218

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 14th day of March, 2008.

Leland D. Watts

Davidson County DEEDWARR
Recvd: 04/03/08 14:20 2 pgs
Fees:13.00 Taxes:316.35

20080403-0033922

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 14th day of March, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Record & Return To:
Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013