Davidson County DEEDWARR
Recvd: 04/25/08 10:55 2 pgs
Fees:13.00 Taxes:129.50

20080425-0042295

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2008

Notary Public:

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

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

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:
Be a Helping Hand Foundation	NEW OWNER	Parcel ID:
827 W. McKennie Ave.		08110034400
Nashville, TN 37206		

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

Be a Helping Hand Foundation

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 the southerly 57 feet of Lot No. 11 on the Plan of Georgia Industrial Realty Company's Subdivision in North Nashville, of record in Book 421, page 188, Register's Office for said County.

Said part of Lot No. 11 fronts 57 feet on the westerly side of 23rd Avenue North and runs back between parallel lines 210 feet to the easterly line of Lot No. 14 on said plan.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is the following described property found in deed of record in Book 5780, page 507, said Register's Office. Part of a tract that fronts 57 feet on the west side of 23rd Avenue North that was conveyed by deed recorded in Book 2200, page 565, R.O.D.C., Tennessee, being described as the east 8.6 feet of that tract and containing 490 square feet.

Being the same property conveyed to Leland D. Watts by Warranty Deed from Dr. Robert H. Derden, Jr., of record in Instrument 20050518-0055997, said Register's Office.

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 188; and (3) Sanitary Sewer Easement of record in Book 4030, Page 926, 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.

Power of Attorney of record in Instrument 20050928-0116272, Register's Office for said County.

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 1611 23rd Avenue North, 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 23rd day of April, 2008.

Leland D. Watts by Katrina Nuhfer
His Attorney in fact

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, Patricia Nicholls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Leland D. Watts as his/her/their Attorney in Fact as the free act and deed of the within named Leland D. Watts.
Witness my hand and official seal at Nashville, Tennessee the 23rd day of April, 2008.

My Commission Expires: 3/7/11

Notary Public

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