# WARRANTY DEED

ZANA C. PETTY
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 $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2008

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(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: |
|---|---|---|
| Ronald L. Laster | NEW OWNER | Parcel ID: |
| 3214 Alpine Ave. | | 05914026800 |
| Nashville, TN 37218 | | |

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
**Ronald L. Laster and wife, Carlene Laster**
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. 25-A, Zone Lot Division of Lot Numbers 6, 21, and 25 on the Plan of Hillmore Subdivision as of record in Plat Book 6250, Page 195 and as amended in Plat Book 6250, Page 600, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Leland D. Watts by deed from Bank of New York, as Trustee, of record in Instrument 20030401-0042775, dated March 20, 2003, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6423, Page 597, Register's Office for said County.

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 6250, Page 195 and as amended in Plat Book 6250, Page 600, 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 806 Hillmore 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 4th day of August, 2008.

Leland D. Watts
Leland D. Watts by Patricia Northcutt Atty in Fact

Davidson County DEEDWARR
Recvd: 08/06/08 10:58 2 pgs
Fees:13.00 Taxes:166.50

20080806-0080983

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 4th day of August, 2008.

My Commission Expires: 11-22-10

Notary Public

