Davidson County DEEDWARR
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Fees:18.00 Taxes:333.00
20080923-0096649

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 12th day of September, 2008, by and between ROBERT T. WATTS, A MARRIED MAN, hereinafter called Grantor, and ROBERT T. WATTS, JR., UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ROBERT T. WATTS, A MARRIED MAN, as Grantor, does hereby bargain, sell, transfer and convey unto ROBERT T. WATTS, JR., UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2348 CROCKER SPRINGS ROAD, GOODLETTSVILLE, TN 37072 and includes two mobile home trailers affixed to said property - a 1986 Clayton Model 28X, VIN# CLR0879, and a 1999 Hart, Model DBL, VIN#HH5541INAB1.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns and representatives, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Tu Watts, wife of ROBERT T. WATTS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER(S):

Robert T. Watts
ROBERT T. WATTS
Signature of Seller

Tu Watts
Tu Watts
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT T. WATTS, joined by his wife, TU WATTS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of Sept, 2008.

Denise C. Allis
Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **MY COMMISSION EXPIRES May 08, 2012**

Name and Address of Property Owner:

ROBERT T. WATTS, JR.

2348 CROCKER SPRINGS ROAD
GOODLETTSVILLE, TN 37072

Property Address:

2348 CROCKER SPRINGS ROAD, GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 23, PARCEL 103

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$90000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 12th day of **September, 2008.**

Denise C. Allis
Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **MY COMMISSION EXPIRES May 08, 2012**

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

08-2121

EXHIBIT 'A'

A tract of land in the 10th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Wayne S. Cooper, Sr., Surveyor, September 24, 1969, as follows:

BEGINNING at a spike in the center of Crocker Springs Road, the Southwest corner this property and common to the property of G.O. Hahan; thence North 0 deg. 36 min. East 495 feet along the center of said road to a point (spike); thence North 72 deg. 43 min. East 186 feet to an iron pin; thence South 22 deg. 55 min. East 157.0 feet to an iron pin on West side of Farm Road; thence South 24 Deg. 3 min. East 440.9 feet to an iron pin in the original line; thence South 89 deg. 00 min. West 417.7 feet along original line and fence to the beginning, containing 3.1 acres, more or less.

Being the same property conveyed to Robert T. Watts and wife, Evelyn Joyce Watts, by Warranty Deed from JAMES MICHAEL EWING, UNMARRIED, of record in Book 9132, page 780, Register's Office for DAVIDSON County, Tennessee. The said Evelyn Joyce Watts died on 9-9-1997 and the property vested by operation of law in her surviving spouse, Robert T. Watts, the Grantor herein.

EXHIBIT 'B'

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 23, PARCEL 103).

2. Any and all matters as may affect the property or are of record in the Register's Office for DAVIDSON County, Tennessee.