WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2008

Notary Public:

MY COMMISSION EXPIRES: 11/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS 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:
Leland D. Watts	NEW OWNER	Parcel ID:
2819 Gallatin Road		08008021200
Nashville, TN 37216		

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

Capital Journey, LLC aka Capital Journey

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Leland D. Watts, married

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. 101, on the Plan of Section Four, Bordeaux Hills, of record in Plat Book 3600, Page 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Capital Journey by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Instrument 20081203-0117189, Register's Office for said County.

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 paid by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 49, said Register's Office.

Capital Journey and Capital Journey, LLC being one in the same.

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 3234 Mayer Lane, 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 17th day of December, 2008.

Capital Journey, LLC aka Capital Journey

BY:
James Roberts, Chief Manager

Davidson County DEEDWARR
Recvd: 12/18/08 09:53 2 pgs
Fees:13.00 Taxes:159.10

20081218-0121045

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager respectively of Capital Journey, LLC aka Capital Journey, the within named bargainer, and limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2008.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.