This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

James R. Watts
2819 Gallatin Road
Nashville, TN 37216

SEND TAX BILL:

New Owner

Davidson County DEEDWARR
Recvd: 03/05/09 15:42 3 pgs
Fees:18.00 Taxes:133.20
20090305-0019985

MAP AND PARCEL:
81-12
142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joyce B. Wright** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **James R. Watts** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Buena Vista Heights Addition of record in Plat Book 161, page 19 in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Joyce B. Wright by deed from Robert F. Doyle, Substitute Trustee of record in Book 8473, page 584, the Register's Office for Davidson County, Tennessee, dated 10/29/1991.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.
>
> Jimmy Wright joins in the execution of this instrument to convey his interest in the property as spouse of Joyce B. Wright.

This is improved property known as 1724A Pecan Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of March, 2009.

Joyce B. Wright

Jimmy Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joyce B. Wright and husband, Jimmy Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 5th day of March, 2009.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $36,000.00.

AFFIANT

Subscribed and sworn to before me
this 5 day of March, 2009.

NOTARY PUBLIC

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012