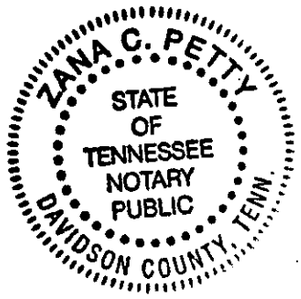
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of April, 2009

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:
Leland D. Watts	New Owner	Parcel ID:
2819 Gallatin Road		147160A15100CO
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

Nancy Inez Croney and Frances Croney Overby, Co-Conservators for Willa Jean Croney

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 Unit 51 on the Plan of McMurray Court, a de minimum Planned Unit Development, of record in Book 6250, page 230, as amended in Book 6604, page 144, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Willa Jean Croney by deed from W.L. Bainbridge, Inc., of record in Book 6776, page 39, said Register's Office. Nancy Inez Croney and Frances Coroney Overby were appointed Conservators of Willa Jean Croney. See Letter of Conservatorsip dated September 4, 2008, in the Seventh Circuit Court of Davidson County, Tennessee (Docket #08P1269). See also Order Approving Sale of Real Property and Disposition of Personal Property dated February 20, 2009, in the Seventh Cirucity Court of Davidson County, Tennessee, Docket 08P-1269.

This conveyance is subject to: (1) 2009 county taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Book 6250, page 230, and Book 6604, page 144, said Register's Office, (3) Restrictive Covenants of record in Book 6446, page 539, amended in Book 6066, page 144; Book 6481, page 849; Book 7325, page 261; Book 7338, page 23; Book 8631, page 850, and Instr. 20071001-0116683, said Register's Office; (4) Charter for Homeowner's Association of record in Book 6468, page 196 and Book 7529, page 439; and (5) Storm Water Detention Agreement of record in Book 6450, page 955, said Register's Office.

Frances Croney Overby and Frances Croney Overbey being one and the same person.

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 5006 Hasty Drive, Nashville, TN 37211

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.

BILL GARRETT, Davidson County
Trans:T20090022711 DEEDWARR
Recvd: 04/06/09 11:50 2 pgs
Fees:13.00 Taxes:259.00
20090406-0031147

Witness our hands this 3rd day of April, 2009.

Nancy Inez Croney
Co-Conservator for Willa Jean Croney

Frances Croney Overby
Co-Conservator for Willa Jean Croney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nancy Inez Croney and Frances Croney Overby with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Co-Conservators for Willa Jean Croney, the within named bargainer, and that they as such Co-Conservators, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing their names as such Co-Conservators.

Witness my hand and official seal this 3rd day of April, 2009.

My Commission Expires: 11-22-10

Notary Public

