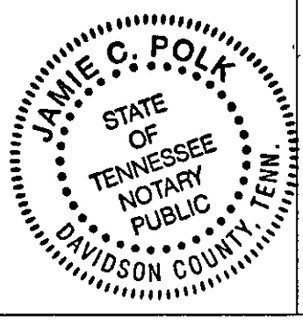
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(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:
Fredrick L. Webb	New Owner	Parcel ID:
2900 Clare Avenue		09206014100
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

Leland D. Watts , married,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Fredrick L. Webb, unmarried
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 Nos. 11 and 12 of Block 14 on the Map of Fisk University Place, as of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 11 and 12 front 25 feet each on the northerly side of Claire Street and run back between parallel lines 150 feet to an alley. Lot No. 12 running back with the westerly margin of Fern Street.

Being the same property conveyed to Leland D. Watts by deed from CitiFinancial Mortgage Company, Inc., of record in Instrument 20050608-0065486, said Register's Office.

This conveyance is subject to: (1) 2009 county taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plan of record in Book 421, page 4, 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.

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 2900 Clare Avenue, Nashville, TN 37216

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 3rd day of April, 2009.

Leland D. Watts

BILL GARRETT, Davidson County
Trans:T20090022711 DEEDWARR
Recvd: 04/06/09 11:55 2 pgs
Fees:13.00 Taxes:222.00

20090406-0031148

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 Leland D. Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

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

My Commission Expires: 11-22-10

Notary Public

