QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

BILL GARRETT, Davidson County
Trans: T20090047522 DEEDQC
Recvd: 07/15/09 10:06 1 pgs
Fees: 12.00 Taxes: 0.00
20090715-0066163

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2009

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(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:
James R. Watts	NEW OWNER	Map 71
2819 Gallatin Road		Group 15
Nashville, TN 37216		Parcel 278

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, have bargained and sold, and by these presents do transfer and convey unto

James R. Watts, married

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 52, on the Plan of Sharpe & Horn's Second Addition, as of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 50 feet on the westerly side of Joseph Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Leland D. Watts and James R. Watts, as joint tenants with right of survivorship, by deed from James D. Perry of record in Book 6149, Page 488, Register's Office for said County.

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 1202 Joseph Avenue, Nashville, TN 37207

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 14th day of July, 2009.

Leland D. Watts

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 at Nashville, Tennessee, this 14th day of July, 2009.

My Commission Expires: 11/7/12

Notary Public

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