PICK-UP

BILL GARRETT, Davidson County
Trans:T20090050277 DEEDWARR
Recvd: 07/24/09 15:57 2 pgs
Fees:13.00 Taxes:92.50
20090724-0069849

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2009

NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JAMES R. WATTS and GAYE M. WATTS	JAMES R. WATTS AND GAYE M. WATTS	Map:091-08-0-106 Parcel:
(NAME) 7857 Ridgewood Rd (ADDRESS)	(NAME) 7857 Ridgewood Rd (ADDRESS)	Map: Parcel:
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	Map: Parcel:

FILE # 09040373

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOHN HENRY KNIGHT

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

JAMES R. WATTS and wife, GAYE M. WATTS

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Map of L. M. Davis Subdivision of Lot No. 41 Clifton Plan of record in Plat Book 57, page 100, Registers Office for said County, described as follows:

Beginning at a point in the easterly margin of 42nd Avenue north, formerly Woodard Avenue, at the common corner of Lots No. 83 and 84; thence with the line between said lots, easterly 134 feet to the westerly margin of 40th Avenue North, formerly Clifton Avenue; thence southeasterly with the margin of the same, 24 feet to the westerly margin of an alley; thence with said alley, southerly 30 feet to the corner of Lots No. 84 and 85; thence with the line between said lots, westerly 150 feet to the easterly margin of 42nd Avenue North; thence with the margin of the same, northerly 50 feet to the point of beginning.

Being the same property conveyed to JOHN HENRY KNIGHT AND WIFE, PATTY KNIGHT, by deed from JOHN J. NANNI, TRUSTEE, of record in Book 3671, page 30, dated September 14, 1962, said Register's Office. The said Patty Knight has since died. Greater Nashville Regional Council, Public Guardianship Program for the Elderly was granted power to convey by order in Docket No. 09P-303, Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1) Property taxes for the year 2009 and subsequent years assumed by the Grantee.
2) Matters shown on the Plan of record in Plat Book 57, page 100, said Register's Office.

This is improved property known as 1024 42ND AVENUE NORTH, Nashville, Tennessee 37209

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 24th day of July, 2009

Greater Nashville Regional Council, Public Guardianship Program for the Elderly, Conservator of John Henry Knight

Kim Hale

By: Kim Hale
Its: District Public Conservator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kim Hale, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the District Public Conservator of the maker or a constituent of the maker and is authorized by the maker or by its constituent being authorized by the maker, to execute the instrument on behalf of the maker.

Witness my hand and official seal at the office this 24th day of July, 2009.

Brandy K. Pirk

NOTARY PUBLIC

BRANDY K. PIRK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

My Commission expires: