WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/09 14:35 3 pgs
Fees:18.00 Taxes:111.00
20090810-0075223

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2009.

Notary Public:

KIMBERLY P. HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires MAY 2, 2011

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:
Adrianne Hall	New Owner	Parcel ID:
2131 Burns Street		07215005500
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 and wife, Winifred A. Watts, a/k/a Winnifred A. Watts

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Adrianne Hall
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 No. 41 in Burns Subdivision of Maxey's Addition to Brownsville, as of record in Book 161, Page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 50 feet on the east side of Burns Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Leland D. Watts, married, by deed from Alton Patterson Todd, of record in Instrument 20050418-0042786, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and assumed by the Grantees and (2) All matters appearing on the Plan of record in Plat Book 161, Page 98, said Register's Office.

Power of Attorney of record in Book 11741, Page 268, Register's Office for said County.

Winifred A. Watts and Winnifred A. Watts being one in the same person.

Unimproved ( )

This is Improved (X) property, known as 2131 Burns Street, 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 our hands this 7th day of August, 2009.

Leland D. Watts

Winifred A. Watts

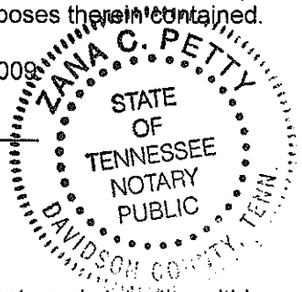
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 7th day of August, 2009.

My Commission Expires: 11-22-10

Notary Public



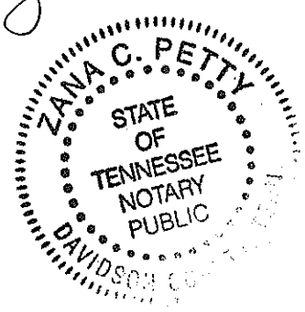
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 on behalf of Winifred A. Watts as her attorney in fact, as the free act and deed of the within named Winifred A. Watts.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 2009.

My Commission Expires: 11-22-10

Notary Public



Certificate of Authenticity

I, **G. Miller Hogan, II**, 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 according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Kimberly P. Hurst**, a notary public for this county and state, **G. Miller Hogan, II**, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed on this 10th day of August, 2009.

Notary's Signature

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

MY COMMISSION EXPIRES: May 2, 2011