WARRANTY DEED

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2009

Notary Public:

MY COMMISSION EXPIRES: 11-22-2010
(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:
Scarlett Walker	Bank of America, N.A.	Parcel ID:
539 Neely's Bend Road	2021 N. Gallatin Rd., Suite 280	05201016300
Madison, TN 37115	Madison, TN 37115	

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 Watts and wife, Winifred A. Watts

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

Scarlett Walker, a single person

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:

LAND in the 11th Civil District of Davidson County, Tennessee, being a portion of the whole parcel of Lot No. 25 on the Plan of the Subdivision of B.H. and Margaret Franklin's six acre tract as of record in Book 843, page 78, Register's Office for said County, more fully described as follows:

BEGINNING at an iron pin in the northerly margin of Neely's Bend Road, being the southeasterly corner of this tract, running thence with the northerly margin of Neely's Bend Road, North 79 deg. 20 min. West 65 feet to a point; thence North 15 deg. 30 min. East 141.7 feet to an iron pin; thence North 53 deg. 30 min. East 100 feet to an iron pin; thence South 51 deg. 58 min. East 54 feet to an iron pin; thence South 29 deg. 9 min. West 200 feet to the point of beginning, according to a survey by John Kohl, dated July 8, 1980.

Being the same property conveyed to Leland Watts by deed from Southern Financial, Inc., of record in Instrument 200005190050260, said Register's Office, dated May 16, 2000.

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 843, Page 78, said Register's Office.

Note: Leland D. Watts and Leland Watts being one and the same person; Winnifred A. Watts and Winifred A. Watts 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 539 Neely's Bend Road, Madison, TN 37115

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 15th day of September, 2009.

Leland Watts

Winifred A. Watts
By: Leland Watts, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20090063327 DEEDWARR
Recvd: 09/16/09 10:21 2 pgs
Fees:13.00 Taxes:264.55

20090916-0086373

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 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 the 15th day of September, 2009.

My Commission Expires: 11/7/12

Notary Public

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

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 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 15th day of September, 2009.

My Commission Expires: 11/7/12

Notary Public

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