6

WARRANTY DEED

SHEILA L. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2009

Notary Public:

MY COMMISSION EXPIRES:
(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:
Jerry T. Ladd, Sr.	Community First Bank & Trust	Parcel ID:
3714 Hewlett Drive	501 S. James Campbell Blvd.	13307026300
Nashville, TN 37211	Columbia, TN 38401	

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

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

Jerry T. Ladd, Sr. and wife, Paula J. Ladd

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. 83, on the Plan of Parma Heights, of record in Plat Book 2133, Page 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Leland D. Watts and wife, Winifred A. Watts by deed from Pinnacle National Bank of record in Instrument 20090727-0070037, Register's Office for said County.

This conveyance is subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees, (2) Restrictive Covenants of record in Book 2104, page 614, Register's Office for said County; and (3) All matters appearing on the plan of record in Plat Book 2133, page 23, 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 3714 Hewlett Drive, Nashville, TN 37211

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 17th day of September, 2009.

Leland D. Watts

Winifred A. Watts

BILL GARRETT, Davidson County
Trans:T20090064910 DEEDWARR
Recvd: 09/23/09 10:43 2 pgs
Fees:13.00 Taxes:307.47
20090923-0088456

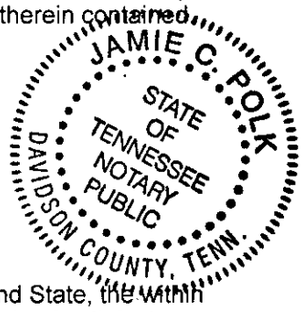
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 18th day of September, 2009.

My Commission Expires: 3/7/11

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.

Witness my hand and official seal this 18th day of September, 2009.

My Commission Expires: 3/7/11

Notary Public

Power of Attorney of record in Book 11741, page 268, said Register's Office.
Winifred A. Watts and Winnifred A. Watts being one and the same person.

