WARRANTY DEED

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 $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 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:
Leland D. Watts	NEW OWNER	Parcel ID:
2819 Gallatin Road		14701014600
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

Walter R. Moore and Kathryn Ann Moore Massingille and Lorene J. Moore Mahan and Russell Chapin Moore, Devisees of the Estate of Joan Frances Chapin Moore

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Leland D. Watts, married
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. 470, on the Plan of Caldwell Hall, Section Six, of record in Plat Book 2900, Page 148, 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 Walter Moore, Jr. and wife, Joan Frances C. Moore by deed from The Kennedy Corp. of record in Book 3406, Page 106, Register's Office for said County. The said Walter Moore, Jr. having predeceased Joan Frances C. Moore. The said Joan Frances Chapin Moore died testate on June 24, 2008. The Grantors herein execute this instrument as Devisees of the Estate of Joan Frances Chapin Moore pursuant to the authority granted by the Will of the decedent of record in Probate Court of Davidson County, Tennessee, File No. 08P-1187.

This conveyance is subject to Restrictions of record in Book 1788, Page 108; Book 3221, Page 6; Book 3251, Page 543, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 148, said Register's Office.

Joan Frances C. Moore and Joan Frances Chapin Moore being one in 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 655 Harding Place, 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.

BILL GARRETT, Davidson County
Trans:T20090080138 DEEDWARR
Recvd: 11/25/09 10:58 2 pgs
Fees:13.00 Taxes:481.00
20091125-0108451

Witness my hand this 24th day of November, 2009.

Estate of Joan Frances Chapin Moore

BY: _____
Walter R. Moore, Devisee

BY: _____
Kathryn Ann Moore Massingille, Devisee

BY: _____
Lorene J. Moore Mahan, Devisee

BY: _____
Russell Chapin Moore, Devisee

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 Walter R. Moore, Kathryn Ann Moore Massingille, Lorene J. Moore Mahan, and Russell Chapin Moore, Devisees of the Estate of Joan Frances Chapin Moore with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Devisees of the Estate of Joan Frances Chapin Moore and as such Devisees, they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of November, 2009.

My Commission Expires: 11/7/12

_____
Notary Public

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