# 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 $ 102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2010

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 | | 05900019400 |
| 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

**William Patton, Jr., married**

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:

LYING in the 12th Civil District of Davidson County, Tennessee, being part of Lot #18 on the unrecorded map of the Subdivision of Part of the Marshal Waters Land as follows:

BEGINNING at a point in the northerly margin of New Ewing Road at the southeast corner of the property conveyed to Wallace Dozier Thompson and wife by deed of record in Book 2907, Page 101, Register's Office for Davidson County, Tennessee; thence with their easterly line North 3 deg. 30 min. East 449.2 feet to a point in the center line of Ewing Creek; thence North 81 deg. 30 min. East 39.9 feet to a point and South 79-1/4 deg. east 66 feet; thence Southwest 426 feet to a marker on the northerly margin of New Ewing Drive; thence with the same North 89 deg. 40 min. West 104 feet to the beginning.

Being the same property conveyed to William Patton, Jr. by deed from William C. Thompson, Jr. and wife, Geraldine Thompson, of record in Book 5954, Page 197, said Register's Office.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees.

Reference is hereby made to attached Exhibit "A" and incorporated herein.

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 661 Ewing Drive, Nashville, TN 37207

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 my hand this 1st day of March, 2010.

William Patton, Jr.

BILL GARRETT, Davidson County
Trans:T20100012220 DEEDWARR
Recvd: 03/02/10 11:06 4 pgs
Fees:23.00 Taxes:379.25

20100302-0015853

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 William Patton, Jr., 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 1st day of March, 2010.

My Commission Expires: 11/7/12

Notary Public

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

EXHIBIT "A"

Keith M. Lundin
U.S. Bankruptcy Judge
Dated: 02/26/10

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

| | | |
|---|---|---|
| IN RE: | § | Case No. 09-01226 |
| | § | Chapter 11 |
| WILLIAM PATTON, JR. | § | Judge Lundin |
| | § | |
| Debtor. | § | Hearing: March 9, 2010 |

ORDER APPROVING SALE OF REAL PROPERTY AT 661 EWING DR.

This came before the Court upon the Motion of the Debtor to approve certain real property located at 661 Ewing Dr. "as is, where is" to Leland D. Watts for a cash purchase price of $102,500. It appearing to the satisfaction of the Court that notice of the Motion was provided pursuant to Local Rule 9013-1 on February 3, 2010, and that no objections were filed and it further appearing that the Motion should be granted, it is

ORDERED as follows:

1. The Debtor is authorized to sell all of the Debtor's right title and interest in that certain real property known as 661 Ewing Drive pursuant to the terms of the Contract evidencing the terms of the sale.

2. The sale shall be free and clear of any interests pursuant to §363(f), including the interest of Wells Fargo, whose lien will be paid at closing, and the marital interest of the Debtor's wife.

3. The closing of the sale may occur immediately following the entry of this Order.

4. The Debtor is authorized to pay all commissions payable to the Debtor's agent, Fred B. Corley, Jr. without further order of the Court.

**This Order Was Signed And Entered Electronically as Indicated At The Top Of This First Page**

APPROVED FOR ENTRY:

*/s/ William L. Norton III*
William L. Norton, III (TN 10075)
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*Attorneys for Debtor in possession*



This Order has Been electronically signed. The Judge's signature and Court's seal appear at the top of the first page.
United States Bankruptcy Court.