WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100020395 DEEDWARR
Recvd: 04/07/10 12:00 2 pgs
Fees:13.00 Taxes:207.20

20100407-0026120

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $. 66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2010

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES November 7, 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:
Cassie R. Carter	Bank of America, N.A.	Parcel ID:
1003 Iverson Ave.	801 Crescent Centre Dr.; Ste 510	07202001500
Nashville, TN 37216	Franklin, TN 37067	

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, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Cassie R. Carter, 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:

Described property located in Davidson County, Tennessee, to wit:

The westerly 89.5 feet of the easterly 179.5 feet of Lot Number 82 on the map of Maynor Place, of record in Book 843, Page 24, Register's Office for Davidson County, Tennessee, less a triangle off the northwesterly corner taken for roadway and being along the southwesterly triangular part of Lot Number 49, Block "A", on the map of the Subdivision of the Richardson Tract, not of record, described together as follows:

BEGINNING at an iron pin in the northeast intersection of Iverson Avenue and Cooney Street, as said Cooney Street is now extended and located; thence with the north margin of Iverson Street, easterly 89.5 feet to an iron pin; thence northerly 102.3 feet to an iron pin in the north line of said Maynor Place Subdivision, and in the south line of Lot Number 19, Block "A", of said Richardson Tract, and continuing in the same direction 75.2 feet to an iron pin in the southwesterly margin of Cooney Street; thence with this margin of said street, southwesterly 155.2 feet to an iron pin at a turn in said street; thence continuing with the easterly margin of said street, southerly 50.5 feet to the beginning.

Being the same property conveyed to Leland D. Watts, married, by deed from U.S. Bank, N.A., in its capacity as Trustee for the registerered holders of MASTR Asset Backed Securities Trust 2005-NC1, Mortage Pass-Through Certificates, Series 2005-NC1, a corporation organized and existing under the laws of the United States, of record in Instrument 20090302-0018056, said Register's Office.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 843, Page 24, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

The signature of Leland D. Watts is signed by his duly appointed Attorney-in-Fact, Patricia Nicholls, pursuant to the Power of Attorney of record in Instrument 20050928-0116272, said Register's Office.

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 1003 Iverson Ave., 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 my hand this 31st day of March, 2010.

Leland D. Watts by Patricia Nicholls Atty in Fact

Leland D. Watts
By: Patricia Nicholls, Attorney-in-Fact

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, Patricia Nicholls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Leland D. Watts as his/her/their Attorney in Fact as the free act and deed of the within named Leland D. Watts.

Witness my hand and official seal at Nashville, Tennessee the 31st day of March, 2010.

My Commission Expires: 3/7/11

Notary Public

