WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100032826 DEEDWARR
Recvd: 06/01/10 14:25 2 pgs
Fees:13.00 Taxes:547.60
20100601-0041949

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,000.95

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 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		#07108018500;
Nashville, TN 37216		#08203020300; #07105016000

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

Chris Florek, 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:

Tract 1 - 504 Norton Avenue - Nashville, TN 37207 - Map #07108018500

BEING Lot No. 106, on the Plan of Joywood Heights, Section One, of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Chris Florek, a married man, by deed from Robert D. Shemin, an unmarried man, of record in Instrument 20080225-0017887, Register's Office for said County, dated February 15, 2008.

This conveyance is subject to Restrictions of record in Book 1373, Page 98, and Book 1518, Page 183, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 1130, Page 91, said Register's Office.

Tract 2 - 1013 Stockell St. - Nashville, TN 37207 - Map #08203020300

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 43 and the southerly 40 feet of Lot No. 44, on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as shown by plat of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said northerly part of Lot No. 43 and the southerly part of Lot No. 44 front together 50 feet on the east side of Stockell Street and run back between parallel lines 170 feet to an alley.

Being part of the same property conveyed to Chris Florek, a married man, by deed from Robert D. Shemin, an unmarried man, of record in Instrument 20080225-0017887, Register's Office for said County, dated February 15, 2008.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 332, Page 40, said Register's Office.

Tract 3 - 1843 Meade Avenue - Nashville, TN 37207 - Map #07105016000

LAND in Davidson County, Tennessee, being Lot No. 22 and 23, on the Map of Brooklyn Heights, as shown by plat of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Chris Florek, a married man, by deed from Robert D. Shemin, an unmarried man, of record in Instrument 20080225-0017887, Register's Office for said County, dated February 15, 2008.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 332, Page 140, 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.

This conveyance is subject to a Deed of Trust executed by Chris Florek, a married person, to Marc R. Lively, Trustee, for First Community Bank & Trust, dated February 15, 2008, and filed for record in Instrument 20080225-0017888, and Modified in Instrument 20080630-0066858, Register's Office for said County, with an unpaid principal amount of approximately $148,000.95, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

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 504 Norton Ave., 1013 Stockell St., 1843 Meade Ave, Nashville, TN 372(

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 27th day of May, 2010.

Chris Florek

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 Chris Florek, 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 27th day of May, 2010.

My Commission Expires: 11/27/12

Notary Public

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