WARRANTY DEED

PREPARED BY INFORMATION FURNISHED BY THE PARTIES.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,918.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2010

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

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

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		07115008900
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

The Estate of Douglas K. Mund

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:

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 28 on the Map of Eastmoreland Place, of record in Book 161, Page 170, Register's Office, Davidson County, Tennessee, and further described as follows:

Beginning at the northeast corner of the first alley east of Dickerson Pike and Eastmoreland Street; thence with the easterly margin of said alley, northwardly 140 feet, more or less, to the southerly margin of another alley; thence with said last mentioned alley, eastwardly 26 feet; thence southwardly 140 feet to the northerly margin of Eastmoreland Street; thence with said Street; westwardly 40 feet to the point of beginning.

BEING the same property conveyed to Douglas K. Mund by deed from Leland D. Watts, of record in Instrument 20070201-0013300, dated January 26, 2007, Register's Office for said County. The said Douglas K. Mund died intestate on April 21, 2010 leaving as sole Beneficiaries, Frederick Allen Mund and Marilyn Sue Leary Mund. The Estate was admitted to Probate as Probate No. 10P838 of record in Probate Court of Davidson County, Tennessee.

Power of Attorney of record in Instrument 20100702-0051976, 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 101 Eastmoreland St., 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.

BILL GARRETT, Davidson County
Trans:T20100040684 DEEDWARR
Recvd: 07/02/10 10:16 2 pgs
Fees:13.00 Taxes:110.70
20100702-0051978

Witness my hand this 30th day of June, 2010.

The Estate of Douglas K. Mund
BY:

Frederick Allen Mund, Heir

Marilyn Sue Leary Mund by Frederick Allen Mund, Attorney in fact

Marilyn Sue Leary Mund, Heir by Frederick Allen Mund her 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 Frederick Allen Mund, Heir of The Estate of Douglas K. Mund, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

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, Frederick Allen Mund, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Marilyn Sue Leary Mund, Heir of the Estate of Douglas K. Mund as his/her/their Attorney in Fact as the free act and deed of the within named Marilyn Sue Leary Mund, Heir of The Estate of Douglas K. Mund.

Witness my hand and official seal at Nashville, Tennessee the 30th day of June, 2010.

My Commission Expires: 11/7/12

Notary Public

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