BILL GARRETT, Davidson County
Trans:T20100043186 DEEDWARR
Recvd: 07/14/10 13:38 2 pgs
Fees:13.00 Taxes:725.20

20100714-0055260

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $196,000.00

Affiant

Subscribed and sworn to before me, this 9th day of July, 2010.

Notary Public
My commission expires:

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/9/2014
Davidson County

06-1006-73971

Address of New Owner:	Send Tax Bills to:	Tax Information
Henry O. Watts, Jr.	Bank of America, N.A.	085-07-0-139.00
3217 Dinah Court	P.O. Box 961206	
Nashville TN 37214	Fort Worth, TX 76161-0206	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Illona G. Leeper, now Barnes, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Henry O. Watts, Jr. and wife, Melinda R. Watts,** hereinafter called the Grantees, their successors 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 Lot No. 242-A, on the Plan of Section 4-A, Stanford Country Club Estates, of record in Book 5060, Page 187, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary Wayne Leeper and wife, Illona G. Leeper by deed from David M. Goodrich and wife, Alma B. Goodrich, dated August 30, 1978, recorded August 31, 1978, of record in Book 5332, Page 569, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Illona G. Leeper by Final Decree in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 85D-1518, dated August 27, 1985, recorded February 3, 1986, of record in Book 6775, Page 595, and by Quticlaim Deed from Gary Wayne Leeper, dated November 11, 1985, recorded December 2, 1986, of record in Book 7056, Page 584, Register's Office for Davidson County, Tennessee. **The said Illona G. Leeper having since re-married.**

****Ronald Keith Barnes, spouse of grantor, joins in the execution of this instrument for the purpose of conveyance his marital interest, if any, in subject property****

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **3217 Dinah Court, Nashville, TN 37214**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of July, 2010.

Illona G. Leeper Barnes

Illona G. Leeper Barnes

WITNESS my hand this 8th day of July, 2010

Ronald Keith Barnes

Ronald Keith Barnes

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Illona G. Leeper Barnes , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 9th day of July, 2010.

Notary Public

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires

MY COMMISSION EXPIRES:
06/17/2013

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald Keith Barnes , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 8th day of July, 2010.

Notary Public

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires

MY COMMISSION EXPIRES:
06/17/2013