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 $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 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		07111010900
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

Frederick Allen Mund and Marilyn Sue Leary Mund, Heirs of the Estate of Doug 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 half of Lot No. 20 on the Plan of Trinity Heights Addition, as of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 20 fronts 50 feet on the northerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley in the rear.

BEING the same property conveyed to Douglas Mund by deed from Ronald David Dorris and wife, Barbara Dorris, of record in Book 11672, Page 431, dated September 20, 1999, Register's Office for said County. The said Douglas Mund (aka Douglas K. Mund) died intestate April 21, 2010 leaving as his sole heirs and beneficiaries, Frederick Allen Mund and Marilyn Sue Leary Mund. The Estate was admitted to probate as No. 10P838 in the Probate Court for Davidson County, Tennessee.

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 161, Page 38, said Register's Office.

Power of Attorney of record in Instrument 20100702-0051976, Register's Office for said County.

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 335 Marshall 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:T20100054651 DEEDWARR
Recvd: 09/01/10 10:33 2 pgs
Fees:13.00 Taxes:148.00
20100901-0069433

Witness my hand this 31st day of August, 2010.

The Estate of Doug Mund
By: Frederick Allen Mund, Heir

Frederick Allen Mund, Heir

Marilyn Sue Leary Mund, Heir by Frederick Allen Mund, Att. 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 Doug 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 31st day of August, 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 Doug 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 Doug Mund.
Witness my hand and official seal at Nashville, Tennessee the 31st day of August, 2010.

My Commission Expires: 11/7/12

Notary Public

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