WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2010.

Notary Public:

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

PATRICIA NICHOLS 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		08111028100
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

W & G Construction, Inc.

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 southerly 50 feet of Lot No. 375 on the Plan of McGavock Wetmore & Others Second Addition called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 375 fronts 50 feet on the easterly side of 17th Avenue North, formerly James Street and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to W & G Construction, Inc. by deed from Leland D. Watts and Winnifred A. Watts, of record in Instrument 20000413-0037417, dated February 14, 2000, Register's Office for said County.

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 Book 21, Page 41, 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 1608 17th Ave. North, Nashville, TN 37208

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 28th day of September, 2010.

W & G Construction, Inc.

BY: Kathonia J. Jones President
Kathonia J. Jones
President

BILL GARRETT, Davidson County
Trans:T20100061249 DEEDWARR
Recvd: 09/29/10 09:50 2 pgs
Fees:13.00 Taxes:142.45

20100929-0077386

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kathonia J. Jones with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of the W & G Construction, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Kathonia J. Jones as such President.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 2010.

My Commission Expires: 11/7/12

Notary Public

