WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2011

Notary Public:

MY COMMISSION EXPIRES: 7-3-12
(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:
Paul McClain	NEW OWNER	Parcel ID:
436 East Burgess Road		133150A07400CO
Pensacola, FL 32504		

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

Leland D. Watts, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Paul McClain , unmarried
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:

Property located in the County of Davidson, Tennessee:

BEING Unit M-4, of Pagoda Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Leland D. Watts by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, of record in Instrument 20091215-0114103, dated November 20, 2009, Register's Office for said County.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 6111, Page 22; Book 6111, Page 64; and Book 8561, Page 461, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6111, Page 22, said Register's Office; (3) Easement of record in Book 8870, Page 923, 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.

The signature of Leland D. Watts is signed by his duly appointed Attorney-in-Fact, Patricia Nicholls, pursuant to the Power of Attorney of record in Instrument 20050928-0116272, 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 320 Welch Rd.; #M4, Nashville, TN 37211

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:T20110020083 DEEDWARR
Recvd: 04/06/11 09:05 2 pgs
Fees:13.00 Taxes:29.60
20110406-0026449

Witness my hand this 31st day of March, 2011.

Leland D. Watts by Patricia Nicholls Atty in Fact

Leland D. Watts
By: Patricia Nicholls, as 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, Patricia Nicholls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Leland D. Watts as his/her/their Attorney in Fact as the free act and deed of the within named Leland D. Watts.

Witness my hand and official seal at Nashville, Tennessee the 31st day of March, 2011.

My Commission Expires: 7-3-12

Karen H. Suggs
Notary Public

KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN