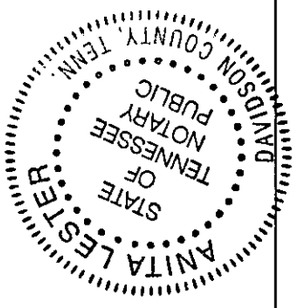
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2011

Notary Public:

MY COMMISSION EXPIRES: 1-9-12
(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:
Woodland Street Partners, LLC	NEW OWNER	Parcel ID:
214 Chapel Ave.		08306014900
Nashville, TN 37206		

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
Woodland Street Partners, LLC, a Tennessee limited liability company
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 25 feet of Lot No. 16 and the northerly 35 feet of Lot No. 17 on the Plan of Beaumont Place, of record in Book 332, Page 38, Register's Office for Davidson County, Tennessee.

Beginning in the westerly margin of Scott Street 25 feet southerly from the northeast corner of said Lot No. 16; thence with the westerly margin of said Street southerly 60 feet; thence westerly parallel with the line between said lots 183 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley northerly 60 feet 2-1/2 inches to a point 25 feet 1 inch southerly from the northwest corner of said Lot No. 16; thence easterly parallel with the north line of said Lot, 187 feet 7 inches, more or less, to the beginning.

BEING the same property conveyed to Leland D. Watts by Quitclaim Deed from D&A Partnership, of record in Instrument 20110622.0047861 Register's Office for said County. See also previous deed of record in Instrument 20110613-0045080, 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 Book 332, Page 38, 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.

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 211 Scott Ave., Nashville, TN 37206

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 17th day of June, 2011.

Leland D. Watts

BILL CARRETT, Davidson County
Trans:T20110037398 DEEDWARR
Recvd: 06/22/11 12:49 2 pgs
Fees:13.00 Taxes:277.50
20110622-0047862

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 Leland D. Watts, 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 17th day of June, 2011.

My Commission Expires: 11/7/12

Notary Public

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