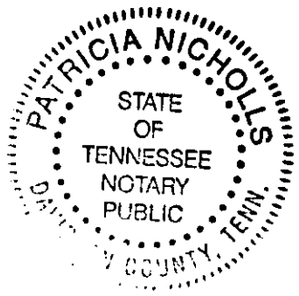
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of December, 2011.

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		08008032500
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

Jonathan D. March, married, Sole Devisee of the Estate of Edward C. March

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:

BEING Lot No. 88, on the Plan of Bordeaux Hills Addition, of record in Plat Book 4460, Page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Edward C. March, unmarried, by deed from Edward C. March, Sheldon Pope, Richard Pope and Michael Pope of record in Book 6968, Page 753, Register's Office for said County. The said Edward C. March died testate on February 26, 2009, and the Estate was admitted to Probate as Minute Book 17, Page 327, of record in Chancery Court of Moore County, Tennessee. The Grantor herein executes this instrument as Sole Devisee of the Estate of Edward C. March pursuant to the authority granted by the Will of the Decedent of record in Chancery Court of Moore County, Tennessee, Minute Book 17, Page 327.

This conveyance is subject to Restrictions of record in Book 4495, Page 859, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 9, said Register's Office; (3) 30' Colonial Pipeline Easement.

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 3241 Briarwick Drive, Nashville, TN 37218

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 2nd day of December, 2011.

Estate of Edward C. March

Jonathan D. March, Sole Devisee

BILL GARRETT, Davidson County
Trans:T20110076919 DEEDWARR
Recvd: 12/06/11 09:40 2 pgs
Fees:13.00 Taxes:133.20

20111206-0094936

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 Jonathan D. March, Sole Devisee of the Estate of Edward C. March with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Sole Devisee of the Estate of Edward C. March and as such Devisee, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 2011.

My Commission Expires: 11/7/12

Notary Public

