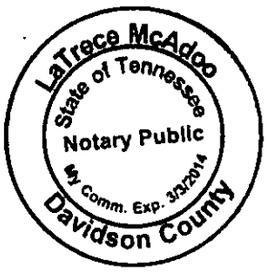
Box 13
#17067

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [redacted]54,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2012

Notary Public:

MY COMMISSION EXPIRES:
(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:
M.A. Young, Trustee of the	NEW OWNER	Parcel ID:
1712 Haynes St.		07109012400
Nashville, TN 37207		

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
M.A. Young, Trustee of the LW Property Trust
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 the 12th Civil District of Davidson County, Tennessee, being described according to a survey made by T.R. Sanford, Surveyor, December 8, 1962, as follows:

Beginning at the southeast corner of the Haynes Street or Avenue at its intersection with Seminary Street; thence with the margin of Seminary Street south 37 deg. 35' West 121.34 feet to a marker in the northerly margin of Haynes Meade, Section II, of record in Book 2854, page 136, Register's Office for Davidson County, Tennessee; thence with the margin of Haynes Meade north 52 deg. 21' west 93 feet to a point; thence continuing with the margin of said subdivision 31.3 feet to a point; the Southwest corner of Trust II on said survey; thence with the dividing line between Tract I and Tract II north 61 deg. 33' east 151.8 feet more or less to the margin of Haynes Street; thence with the margin of Haynes Street south 28 deg. 22' east 67 feet to the point of beginning.

BEING the same property conveyed to Leland D. Watts by deed from Household Financial Center, Inc., of record in Instrument 20020130-0013301, dated January 25, 2002, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees.

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. 260-2-307 or other similar statute.

Power of Attorney of record in Instrument 20050928-0116272, 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 1712 Haynes 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.

Witness my hand this 4th day of June, 2012.

Leland D. Watts by Patricia Nicholls
Attorney in Fact

Patricia Nicholls
Atty in Fact

BILL GARRETT, Davidson County
Trans: T20120042794 DEEDWARR
Recvd: 06/11/12 10:33 2 pgs
Fees: 13.00 Taxes: 201.28

20120611-0050706

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 he/she/they 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 4th day of June, 2012.

My Commission Expires: 9-9-14

Notary Public

