WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120047943 DEEDWARR
Recvd: 06/29/12 09:14 2 pgs
Fees:13.00 Taxes:342.25

20120629-0057082

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2012

Notary Public:

STATE OF TENNESSEE NOTARY PUBLIC
KATHRYN TRAMMEL
WILSON COUNTY

MY COMMISSION EXPIRES: 1-27-2013
(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:
Joseph Spicer	NEW OWNER	Parcel ID:
204 North Main		05909008200 &
Goodlettsville, TN 37072		05905003300

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

Joseph Spicer and wife, Juanita Spicer

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:

Tract 1 - 4080 Boyd Drive, Nashville, TN 37218

BEING Lot No. 143, on the Plan of Haynes Estates Subdivision, Section III, of record in Book 4175, Page 80, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Leland D. Watts, married, by deed from U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-RP2, of record in Instrument 20100628-0050220, dated June 14, 2010, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 4356, Page 971, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4175, Page 80, said Register's Office.

Tract 2 - 4153 Boyd Drive, Nashville, TN 37218

BEING Lot No. 96, on the Plan of Buena Vista Estates, Section 3, of record in Plat Book 4175, Page 139, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Leland D. Watts, married, by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument 20100218-0012315, dated February 16, 2010, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 4435, Page 92, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4175, Page 139, 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 4080 & 4153 Boyd Dr., 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 25th day of June, 2012.

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 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 28th day of June, 2012.

My Commission Expires: 5/6/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.