WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2012

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

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

BILL GARRETT, Davidson County
Trans:T20120087793 DEEDWARR
Recvd: 11/16/12 11:55 2 pgs
Fees:13.00 Taxes:695.60
20121116-0105964

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:
Timothy D. Mendoza	NEW OWNER	Parcel ID:
5659 Myrtlewood Dr.		14803000300 &
Nashville, TN 37211		14803000400

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 Watts, married

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

Timothy D. Mendoza , 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:

Tract 1
Land in the Second Civil District (formerly the Fifth Civil District) of Davidson County, Tennessee; Beginning at a point in the center of Ezell Road (formerly Asylum Lane) at the northeast corner of property conveyed to James Elmore Foster and wife, by Sam Griffs and wife, by corner of property deed of record in Book 566, Page 553, Register's Office for Davidson County, Tennessee; thence north 86 degrees west 150 feet to a point; thence south 4 degrees west 80 feet to a point; thence south 86 degrees east 150 feet to a point in the center of Ezell Road; thence with the center of said road north 4 degrees east 80 feet to the point of beginning.

Tract 2
Beginning at the northeast corner of H.C. Burnett's one acre lot located and fronting an Asylum Lane in the Fifth Civil District of Davidson County, Tennessee, running thence with center of said Asylum Lane N 4 degrees E 112 feet to a point; thence N 86 degrees W 150 feet to a point; thence N 4 degrees E 80 feet to a point; thence N 86 degrees W 274 feet to a point; thence S 25 3/4 degrees W 153 feet 6 inches to a point; thence S 57 degrees E 102 feet 6 inches to a point; thence S 86 degrees E 396 feet to the beginning.

BEING the same property conveyed to Leland Watts by deed from Lincoln Trust Company Custodian, FBO Robert Bond Miller, of record in Book 11582, Page 707, dated July 15, 1999, Register's Office for said County.

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

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 a Deed of Trust executed by Robert D. Shemin, to Charles F. Frazier, Trustee, for W.J. Lewis and wife, Louise Lewis, dated November 17, 1995, and filed for record in Book 9862, Page 893, Register's Office for said County, with an unpaid principal amount of approximately $230,000.00, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

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 3315-3317 Ezell Road, 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.

Witness my hand this 14th day of November, 2012.

Leland Watts

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 14th day of November, 2012.

My Commission Expires: 8/23/16

Notary Public

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