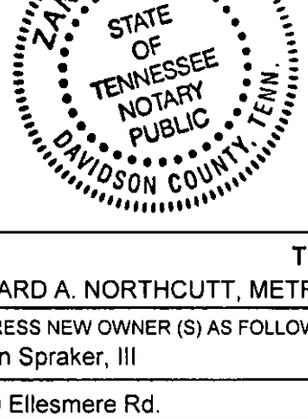
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2013

Notary Public:

MY COMMISSION EXPIRES: 9.9.14
(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:
Eldon Spraker, III	NEW OWNER	Parcel ID:
6600 Ellesmere Rd.		07004015301
Nashville, TN 37205		

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
Eldon Spraker, III , 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:

Land in the 12th formerly 21st Civil District of Davidson County, Tennessee, described partly according to a survey made by Norris H. Hickerson, Surveyor revised Jun 26, 1951, as follows:

Beginning at a point on the Westerly margin of Toney Road, said point being South 22 degrees West 100 feet from the Southeast corner of the property conveyed to Richard Holder and wife, by deed from M.H. Webb and wife of record in Book 3467, Page 601, Register's Office for said County; thence Westerly 150 feet to the Easterly line of the Dennis Lovell property; thence South 0 degrees 45 minutes West 54 feet more or less to a point, North 0 degrees 45 minutes East 331 feet to an iron pin as shown on said survey; thence Easterly 140 feet more or less to the Westerly margin of Toney Road; thence with said Road, North 22 degrees East 50 feet to the beginning.

Being the same property conveyed to Leland D. Watts, married, by deed from Bancorpsouth Bank of record in Instrument 20100614-0045887, said Register's Office, dated June 11, 2010.

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 405 Toney Road, 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 7th day of November, 2013.

Leland D. Watts

BILL GARRETT, Davidson County
Trans:T20130096150 DEEDWARR
Recvd: 11/12/13 10:48 2 pgs
Fees:13.00 Taxes:90.65

20131112-0116677

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, married, 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 this 7th day of November, 2013.

My Commission Expires: 9-9-14

Notary Public

