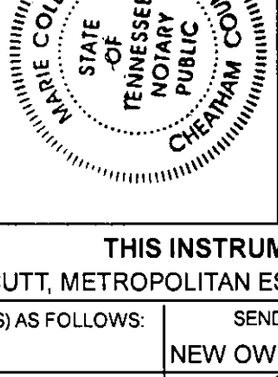
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2014.

Notary Public:

MY COMMISSION EXPIRES: 12-15-15
(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:
Jean R. Lauzon	NEW OWNER	Parcel ID:
1617 23rd Ave. North	SAME	08110034700
Nashville, TN 37208		

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

Jean R. Lauzon , 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:

Described property located in Davidson County, Tennessee, to wit:

The northerly 50 feet of Lot Number 11 on the plan of the Plan of the Subdivision of the Georgia Industrial Realty Company's North Nashville Property as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee.

Said northern part of Lot Number 11 fronts 50 feet on the westerly side of 23rd Avenue, north, and runs back between parallel lines 210 feet to a dead line.

INCLUDED, BUT EXPRESSLY EXCLUDED is the following described property found in Book 5792, Page 593, said Register's Office:

Part of a tract that fronts 50 feet on the west side of 23rd Avenue, North that was conveyed by deed of record in Book 1238, Page 124, Register's Office for Davidson County, Tennessee, being described as the east 8.6 feet of that tract and containing 430 square feet.

Being the same property conveyed to Leland D. Watts, by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument 20050407-0038368, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 421, Page 188; and (3) Sanitary Sewer Easement of record in Book 4030, Page 938, 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.

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 1617 23rd Ave. North, Nashville, TN 37208

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.

BILL GARRETT, Davidson County
Trans:T20140032733 DEEDWARR
Recvd: 05/12/14 12:58 2 pgs
Fees:13.00 Taxes:155.40
20140512-0040451

Witness my hand this 28th day of April, 2014.

Leland D. 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 28th day of April, 2014.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.