9:01

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 11153 PAGE 129

OUR FILE NUMBER: R-7691

MAP/GROUP/PARCEL
059-10-0/129.00

NEW OWNER'S NAME AND ADDRESS:
Erick Watson, and wife, Clifferdean Watson
4000 Kings Circle
Nashville, Tennessee 37218

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Homer C. Hunter, a married man, hereinafter called Grantor, do hereby transfer and convey unto Erick Watson, and wife, Clifferdean Watson, their heirs and assigns, hereinafter called Grantees, property described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The subject property is improved property commonly known as 4000 Kings Circle, Nashville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 10345, Page 466, Register's Office for Davidson County, Tennessee.

Carol D. Hunter wife of Homer C. Hunter, joins in the conveyance of this property for the purpose of conveying any interest, marital or otherwise, which she may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Homer C. Hunter

Homer C. Hunter

Carol D. Hunter

Carol D. Hunter

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

2527 10/12 0101 03CHECK 375.75

98 OCT 12 PM 2:05
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0498931

Watson

EXHIBIT "A" - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 94 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, Page 13, Register's Office for said County.

SAID Lot No. 94 is described as follows: BEGINNING at a point in the easterly margin of Kings Circle at the common dividing line between Lots 94 and 95 on said plan; thence easterly along said dividing line 105 feet to a point; thence southerly 110 feet to a point in the northerly margin of Lytle Drive; thence westerly along the northerly margin of Lytle Drive 80 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the easterly margin of Kings Circle; thence northerly along the easterly margin of said Kings Circle 85 feet to the point of beginning.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Homer C. Hunter and Carol D. Hunter, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 25th day of September, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
9/18/99

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $97,500.00.

AFFIANT

Sworn to and subscribed before me, this the 25th day of September, 1998.

NOTARY PUBLIC

My Commission Expires:
2/3/02

SUMNER COUNTY TENNESSEE NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11153 PAGE 132

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 97500.00
CON TX 360.75
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 375.75
CHECK 375.75

10/12/98 01 14:07 0001 2527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0498931
IDENTIF. # REFERENCE

98 OCT 12 PM 2:05
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1357770