15

This instrument prepared by:
MORREALE, MACK & TERRY, P.C.
John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, IL 60137

BOOK 11440 PG. 138

WARRANTY DEED

THIS INDENTURE, made this day of , A.D., 19 , by and between John W. Coburn and Kerri F. Coburn, husband and wife

First Parties, and

James Watson, unmarried

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100--------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 479 ON THE PLAN OF RESUBDIVISION OF LOTS 469 THRU 482, CAMDEN WOODS, PHASE III-A, AS OF RECORD IN BOOK 7900, PAGE 642, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to John W. Coburn and wife, Kerri F. Coburn by deed from Randall Phillips Builders, Inc. of record in Book 10270, page 454, Register's Office for Davidson County, Tennessee

05776556
IDENTIFICATION REFERENCE

99 APR 20 PM 3:47
REGISTER
DAVIDSON COUNTY, TN.

OWNER:
James Watson
1064 Tulip Grove Road
Hermitage, TN 37076

RESPONSIBLE TAXPAYER:
First Republic Mortgage Corporation
1000 North Chase Drive, #120
Goodlettsville, TN 37072
Map 86-08-A Parcel 40.00
CLT#

607441

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

John W. Coburn

John W. Coburn

Kerri F. Coburn

Kerri F. Coburn

STATE OF COMMONWEALTH OF PUERTO RICO
COUNTY OF SAN JUAN

AFFIDAVIT 2872

Personally appeared before me, John W. Coburn and Kerri F. Coburn, husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 1998.

_____, Notary Public

My Commission Expires: PERMANENT

5015 04/20 0101 03CHECK 551.20

RAFAEL A. VILA CARRION
Puerto Rico
Abogado-Notario

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is: $146,000.00.

James Halasz
AFFIANT

Subscribed and sworn to before me this 16th day of April 1999.

_____
NOTARY PUBLIC

My Commission Expires: 4-20-01

SHERRYL WESTBROOK
NOTARY PUBLIC
AT LARGE
WILLIAMSON COUNTY TN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11440 PG. 140

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05765556

IDENTIFICATION REFERENCE

99 APR 20 PM 3:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CONT

CONT

0.00 CAMT
146000.00 ERR CO
0.00 CAMT
146000.00- CAMT
146000.00
CON TX 540.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 551.20
CHECK 551.20

04/20/99 01 15:49 0001 5019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474972