FILE BOX 45

WARRANTY DEED

BOOK 11553 PAGE 400

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 487,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence A. Watson, Jr. (NAME)	First Trust Mortgage Company (NAME)	MAP 64 1-0-B
812 Hunters Hill Trace (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL 16 CO
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	

FOR AND 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, Kay C. Knight and husband, David M. Knight

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lawrence A. Watson, Jr. and wife, Linda L. Watson

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:

BEING Lot No. 283, on the Revised Plan of Phase One, Section 2, Brandywine Pointe, of record in Plat Book 7900, Page 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SFT 07/01 0101 03CHECK 1814.75

BEING the same property conveyed to Kay C. Knight, married by deed from Robert D. Ward and wife, Bonnie S. Ward, of record in Book 10178, Page 608, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 8120, Page 188; Book 9010, Page 627; Book 8671, Page 484; and Book 10721, Page 835, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

99 JUL -1 PM 3:02
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE
0606595

unimproved ( )
This is improved (X) property, known as 812 Hunters Hill Trace, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 30th day of June 19 99

Kay C. Knight
Kay C. Knight

David M. Knight
David M. Knight

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 Kay C. Knight and husband, David M. Knight

the bargainor S, 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 and official seal at Nashville, Tennessee, this 30th day of June 1999.

Commission expires 1/26/02

Marie Bradford
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11553 PAGE 402

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

0606595

IDENTIF. & REFERENCE

99 JUL -1 PM 3:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	467500.00
CON TX	1803.75
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	1814.75
CHECK	1814.75

07/01/99 01 15:04 0001 6997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485439