STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of September, 1999.

Notary Public

My Commission Expires: 9-11-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

99 SEP 17 AM 10:07

RECEIVED
WILLIAMSON COUNTY, TN.

RECORDED IN OFFICIAL RECORDS

06366624

ADDRESS NEW OWNER(S) AS FOLLOWS:
William S. Carman Sr.
121 First Avenue South #200
Franklin, Tennessee 37064

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 147-010-045.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **A. Dwyte Winningham as Administrator, c.t.a., for the Estate of Forrest Watson**, hereinafter referred to as Grantor, hereby transfers and conveys to **William S. Carman Sr. a married man**, hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 290 on the Plan of Caldwell Hall, Section II, as of record in Book 2900, page 96, Register's Office for said County, described as follows:

Beginning at a point in the west margin of Danby Drive at the corner of Lots 289 and 290; thence with the line between said lots westerly 125 feet to a point; thence northerly 125 feet to the south margin of Binkley Drive; thence with the margin of the same, easterly 100 feet to the beginning of a curve; thence around said curve, southeasterly 39.27 feet to the west margin of Danby Drive; thence with the margin of the same, southerly 100 feet to the point of beginning.

Being the same property conveyed to FORREST WATSON and wife, MARGARET B. WATSON by deed from The Kennedy Corp. of record in Book 3247, page 43, Register's Office for Davidson County, Tennessee. The said Forrest Watson and Margaret B. Watson having since died, and title being held by the Estate and

99 SEP 17 01:13PM

469.80

authority to convey granted to A. Dwyte Winningham by Probate Docket No. 99P-598, Probate Court Davidson County, Tennessee.

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4729 Danby Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 15th day of September, 1999.

The Estate of Forrest Watson

By: A. Dwyte Winningham, Admin. CTA

A. Dwyte Winningham, Administrator c.t.a.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. Dwyte Winningham, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that he is the Administrator c.t.a. for The Estate of Forrest Watson and who further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the Administrator c.t.a on behalf of The Estate of Forrest Watson.

Witness my hand and official seal this 15th day of September, 1999.

Notary Public

9-11-2001
My Commission Expires

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TENN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0636624

REFERENCE

99 SEP 17 AM 10:07

REGISTER'S OFFICE
DAVIDSON CO. TN.

BOOK 11665 PAGE 417

CAMT	124000.00
CON TX	458.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	469.80
CHECK	469.80

09/17/99 01 10:10 0001 9308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1517269