This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 42-16
PARCEL: 178
GROUP:

Send Tax Bills to:
Harry C. Watson and wife, Kathy J. Watson
4222 Old Coopertown Road
Springfield, TN 37172

BOOK 11730 PAGE 42

WARRANTY DEED

99 NOV -3 PM 12:00
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

06538 RECORDED

THIS INDENTURE, made this 29th day of October, 1999 between

Carl L. Douglas, Jr. and Peggy Perron

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Harry C. Watson and wife, Kathy J. Watson

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

The following tract or parcel of land situated in Davidson County, Tennessee is described as follows to-wit:

Being the northerly 50 feet of Lots Nos. 17 and 18 on the map of the Douglas-Levine Subdivision, Madison , TN as of record in Book 547, Page 44, Register's Office for Davidson County, Tennessee. Said part of Lots Nos. 17 and 18 fronts 50 feet on the easterly side of Douglas Street and runs back between parallel lines 180 feet to a dead line.

Included in the above description but expressly excluded from the above description is the following described tracts of land; Being a part of Lot 17-18 of the Plat of the Douglas-Levine Subdivision of record in Book 547, Page 44, described as follows:

Beginning at a point of intersection of the north boundary of the Lawrence D. Richards, Trustee, property and the east margin of Douglas Street, thence along the east margin northwardly 50.0 feet to a point, thence South 78 degrees 56 minutes East 30.0 feet to a point, thence South 10 degrees 57 minutes 35 second West 50.0 feet to a point in the said north boundary, thence along the said north boundary North 78 degrees 56 minutes West 30.0 feet to the point of beginning.

Being the same property conveyed to Carl L. Douglas, Jr. and Peggy Perron as tenants in common by Quitclaim Deed from Carl L. Douglas, Sr. and wife, Lillie B. Douglas of record in Book 9601, Page 262 Registerer's Office for Davidson County,Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except

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real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor 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 Grantor hereunder sets his/her hand and seal the day and year first above written.

Carl L. Douglas, Jr. by: Jay Heavener, Attorney in Fact

Carl L. Douglas, Jr. by Jay Heavener, Attorney in Fact

Peggy Perron by: Jay Heavener, Attorney in Fact

Peggy Perron by Jay Heavener, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October 1999, before me personally appeared ,Jay Heavener to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carl L. Douglas, Jr. acknowledged that such person executed the same as the free act and deed of Carl L. Douglas, Jr.

Notary Public

My Commission Expires: 11/30/2002

On this 29th day of October 1999, before me personally appeared ,Jay Heavener to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Peggy Perron acknowledged that such person executed the same as the free act and deed of Peggy Perron.

Notary Public

My Commission Expires: 11/30/2002

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 $39,000.00.

Affiant

Sworn to and subscribed before me, this 29th day of October, 1999

Notary Public

My Commission Expires: 11/30/2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11730 PAGE 44

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

0653838

99 NOV -3 PM 12:00

CAMT	39000.00
CON TX	144.30
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	155.30
CHECK	155.30

11/03/99 01 12:01 0001 7515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535255