WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Watkins	Countrywide Home Loans, Inc.	53-16-242
(NAME)	(NAME)	
708 STONE HEDGE DRIVE	P.O. Box 10212	
(ADDRESS)	(ADDRESS)	
OLD HICKORY, TENNESSEE 37138	Van Nuys, CA 91410-0212	
(CITY) (STATE) (ZIP)	(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, Pamela J. Bufalino and husband Angelo P. Bufalino, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Watkins* 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: *unmarried

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Stone Hedge Section Two of record in Plat Book 9700, Page 185 revised in Book 10159, Page 42, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Pamela J. Bufalino and husband Angelo P. Bufalino, by deed of record in Book 10331, Page 585, Register's Office for Davidson County, Tennessee.
This instrument is executed on behalf of Pamela J. Bufalino and Angelo P. Bufalino by Troy Charlton as their Attorney In Fact pursuant to recorded Power of Attorney of record ~~in Instrument NO.~~ recorded simultaneously herewith, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 708 Stone Hedge Drive, 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.

Instr:200003060021898 Page: 1 OF 2
REC'D FOR REC 03/06/2000 11:27:11AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $410.70

Witness my/our hand(s) this 25th day of February, 2000.

Pamela J. Bufalino by Troy Charlton attorney-in-fact

Angelo P. Bufalino by Troy Charlton attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 25th day of February, 2000, before me personally appeared Troy Charlton, the person who executed the foregoing instrument on behalf of Pamela J. Bufalino and Angelo P. Bufalino and who acknowledged that he executed the same as the free act and deed of the said Pamela J. Bufalino and Angelo P. Bufalino, through Power of Attorney granted Troy Charlton by the said Pamela J. Bufalino and Angelo P. Bufalino.

Witness my hand and official seal at Nashville, Tennessee this 25th day of February, 2000.

Commission expires: May 26, 2002

Elizabeth E Triplett

ELIZABETH E. TRIPLETT Notary Public