WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

x Noel D. Neville Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF FEBRUARY, 2000.

Notary Public

My Commission Expires: 1/30/02
(AFFIX SEAL)

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Instr:200003090024362 Page: 1 OF 2
REC'D FOR REC 03/09/2000 11:17:34AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $251.60

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Noel D. Neville, Jr. and wife, Shelia Y. Neville 209 Bonnaridge Drive Hermitage, TN 37076	U.S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 1100 Nashville, TN 37203	075-09 117.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **IMOLINE M. WATSON, UNMARRIED**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NOEL D. NEVILLE, JR. AND WIFE, SHELIA Y. NEVILLE**, hereinafter called Grantee, 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. 285 on the Revised Plan of Hermitage Hills, Section 2, of record in Book 2900, page 112, Register's Office for said County, as follows:

Said Lot No. 285 fronts 85 feet on the northeasterly side of Bonnaridge Drive and runs back 146.4 feet on the southeasterly line and 149.9 feet on the northwesterly line to a dead line in the rear and measures 85.1 feet thereon.

Being the same property conveyed to Paul W. Watson and wife, Imoline M. Watson, by warranty deed from Billy Mack Brown and wife, Jo Ann Brown, of record in Book 4199 , Page 810, Register's Office for Davidson County, Tennessee. The said Paul W. Watson having since died vesting the property solely in Imoline M. Watson.

This conveyance is made subject to:

Taxes for the year 2000 and subsequent years, a lien which is not yet due and payable.

All matters appearing on the Plan of record in Plat Book 2900, page 112, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 209 Bonnaridge Drive, Hermitage, TN 37076.

N 23197

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 person 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 29th day of February, 2000.

Imoline M. Watson

Imoline M. Watson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Imoline M. Watson, within named bargainors, 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, in Franklin, Tennessee, the 29th day of February, 2000.

Notary Public

My commission expires: 1/30/02

H. ANTHONY DUNCAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.