Instr:200004030033162 Page: 1 OF 2
REC'D FOR REC 04/03/2000 3:42:28PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $510.60

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 20 00

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

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
Oscar Rubio (NAME)	Columbia National, Incorporated (NAME)	MAP 64-11-A
708 North Chestnut Court (ADDRESS)	P.O. Box 3050 (ADDRESS)	PARCEL 45 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (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, B & D Watson, L.L.C., a TN Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oscar Rubio and wife, Mattie R. Rubio

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. 45, on the Plan of Caleb Chase, a planned unit development, of record in Plat Book 6250, Pages 821 and 822, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to B & D Watson, L.L.C., a Tennessee Limited Liability Company, by deed from Janet C. Leathley, unmarried, of record in Instrument Number 19991222306072, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6777, Page 453; as corrected in Book 6783, Page 805; and Book 7189, Page 553, said Register's Office.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 821 and 822, said Register's Office.

unimproved ( )
This is improved (X) property, known as 708 North Chestnut Court, Hermitage, TN 37076
(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 31st day of March, 20 00

B & D Watson, L.L.C., a TN Limited Liability Company

By: Bob Watson
Bob Watson, Member

By: Debbie Watson
Debbie Watson, Member

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ the undersigned _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ Bob Watson _____ and _____ Debbie Watson _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the Member and Member respectively of the B & D Watson, L.L.C. the within named bargainor, ~~a corporation~~, and that they as such Member and Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by ~~signing the name of the corporation by~~ the said Bob Watson as such Member, and attesting the same by the said Debbie Watson as such Member.

Witness my hand and official seal at office at Nashville, TN on this the 31st day of March 20 00.

My commission expires March 29, 2003

_____
Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN