Instr:200004200039801 Page: 1 OF 2
REC'D FOR REC 04/20/2000 3:25:40PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $523.55

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of April, 2000.

Notary Public

NOTARY PUBLIC AT LARGE
THOMAS CROWELL
WILLIAMSON COUNTY, TENN.

My Commission Expires: 10/22/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jason Clegg Watson and Jill Suzanne Braddock-Watson
8056 Sawyer Brown Road
Nashville TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 128-14, parcel 10

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, **James Allen Minassian and wife, Nicole Minassian** hereinafter referred to as Grantors, hereby transfers and conveys to **Jason Clegg Watson and wife, Jill Suzanne Braddock-Watson** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Lot No. 10 on the Plan of Harpeth Park, Section One, as of record in Book 3600, page 92, Registers' Office for said county to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Allen Minassian and wife, Nicole Minassian by deed from Daniel Louis Schleifer and wife, Terry L. Schleifer by instrument of record in Book 10430, page 610, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

The Plan of record in Plat Book 3600, Page 92, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3844, Page 701, Register's Office for Davidson County, Tennessee.

Any lien for Homeowner's Association Dues, if any.

County taxes for the year 2000 are a lien 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.

This is improved property known as 8056 Sawyer Brown Road, Nashville TN 37221.

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 I do covenant with the said **GRANTEES** 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 **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 my hand this 17th day of April, 2000.

James Allen Minassian

Nicole Minassian

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald R. Barrett, Jr., with whom I am personally acquainted, and who acknowledged that he is the attorney-in-fact of James Allen Minassian and Nicole Minassian, and is authorized by James Allen Minassian and Nicole Minassian to execute this instrument on behalf of James Allen Minassian and Nicole Minassian.

Witness my hand and official seal this 17th day of April, 2000.

Notary Public

10/22/01
My Commission Expires

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

01610-ST