Instr:200007130069436 Page: 1 OF 2
REC'D FOR REC 07/13/2000 2:19:42PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $294.15

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Eddie Redmon, Jr. and wife,	New Owner	
Ludie Jordan Redmon		MAP:61-16
4005 Kennedy Avenue		
Nashville, Tennessee 37216	Same	PARCEL:183

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont] [Boulevard, Suite 115, Nashville, Tennessee 37205 00-05-10093]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Terry K. Watson, married, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Eddie Redmon, Jr., and wife, Ludie Jordan Redmon, (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

Land in Davidson County, Tennessee, being the northerly parts of Lot nos. 49, 50, 51 and 52 of Block "C" on the Plan of Re-Subdivision of Sunnymeade, Unit 1, as of record in Book 974, pages 56 and 57, Register's Office for said County, and described according to a copy of a survey made by Z.T. Wilkinson, Surveyor, dated June 5, 1950, as follows:

Beginning at a point in the westerly margin of Kennedy Avenue said point being 254.4 feet North of the intersection of Kennedy Avenue and Ardee Avenue, being the new northwest corner of the property of T.W. Lunsford and wife; thence westerly across said Lot and along Lundsford new northerly line 195.8 feet to a point in the line between Lots 48, and lot 49; thence northerly along the line between said lots 60.9 feet to the northwest corner of Lot 49; thence easterly along the rear line of Lots 49, 50, 51, and 52 South 62 degrees 30' East 103.4 feet to the westerly margin of Kennedy Avenue; thence with said Avenue southerly 71 feet to the point of beginning.

Being the same property conveyed to Terry K. Watson, by Warranty Deed from Jodi Oats Hermey and John F. Cunningham, Jr., of record in Book 9574, page 256, Register's Office for Davidson County, Tennessee.

Sandra Watson joins in this conveyance to convey any and all marital interest she may have in the above described real property,

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Plat Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.**

This is improved property known as 4005 Kennedy Avenue, Nashville Tennessee 37216.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $79,500.00.
[
[
[Subscribed and sworn to before me this
[30th day of June, 2000.
[
[
[My Commission Expires: 11/29/03

Affiant

Notary Public

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 29, 2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of June, 2000.

Terry Watson by Iris Gassard ~~incf~~ by his Atty in fact

Terry K. Watson

Sandra Watson by Iris Gassard in fact his Atty in fact

Sandra Watson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 29th day of **June,** 2000, before me personally ~~appeared **Terry K. Watson and wife, Sandra Watson** to me~~ known to be the person who executed the foregoing instrument and ~~acknowledged~~ that **he** executed the same as **his** free act and deed

~~WITNESS~~ my hand and official ~~seal~~ at Nashville, Tennessee, this **30th** day of **June,** 2000.

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires November 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 30th day of June, 2000, before me appeared Iris Gassard, to me known to be the person who executed the foregoing instument on behalf of Terry K. Watson and wife Sandra Watson, and who acknowledged that she executed the same as the free act and deed of the said Terry K. Watson and wife, Sandra Watson pursuant to a POA being filed for record simultaneously herewith, said Register's Office. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2000.

Notary Public

My commission espires: 11/29/03