Davidson County DEEDWARR
Recvd: 10/09/00 10:03 2pgs
Fees:11.00 Taxes:462.50

20001009-0100046

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant Virginia Boyd

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

NOTARY PUBLIC: Sarah Tyler

MY COMMISSION EXPIRES: (AFFIX SEAL) 7/26/03

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE , 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willard G. Crafton and Tara Lynn Keith 1208 Reelfoot Circle Nashville, TN 37214	New South Federal Savings Bank 210 Automation Way Birmingham Alabama 35210	Map 109-09 Parcel 1

For and in 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,

John Carlton Watts, Jr. and wife, Barbara Watts

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Willard G. Crafton, unmarried and Tara Lynn Keith, unmarried, as tenants in common with joint right of survivorship

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 105 ON THE PLAN OF REELFOOT SECTION 2, AS OF RECORD IN BOOK 5200, PAGE 727, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN CARLTON WATTS, JR., BY DEED FROM GARY D. HOOVER, UNMARRIED, DATED OCTOBER 31, 1997, AND OF RECORD IN BOOK 10672, PAGE 591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 727, Register's Office for Davidson County, Tennessee, including but not limited to 20 foot minimum building setback line along the front and rear of said lot and a utility anchor easement over the northwest 2½' X 25' of said lot.
3) Property is subject to Restrictive Covenants contained in Book 6160, Page 278, and Book 6177, Page 105, and Book 6411, Page 920, Register's Office for Davidson County, Tennessee.
4) Property is subject to an easement for sanitary sewer granted to Metro Government of record in Book 7322, Page 359, said Register's Office.
5) Property is subject to an easement for water lines granted to Metro Government of record in Book 7322, Page 386, said Register's Office.
6) Property has no access to Pleasant Hill Road.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1208 Reelfoot Circle, Nashville, TN 37214
(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 29th day of September, 2000.

John Carlton Watts, Jr.

Barbara Watts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, John Carlton Watts, Jr. and wife, Barbara Watts, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076