PICK-UP

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 042
PARCEL: 179.00 & 180.00
GROUP: 16

Send Tax Bills to:
Harry C. and Kathy J. Watson
4222 Old Coopertown Road
Springfield, TN 37172

Davidson County DEEDWARR
Recvd: 10/26/00 13:15 2pgs
Fees:11.00 Taxes:138.01
20001026-0106219

WARRANTY DEED

THIS INDENTURE, made this 28th day of September, 2000 between

Jim H. Wachter

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Harry C. Watson and wife, Kathy J. Watson

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee is described as follows, to-wit:

Being Lot Nos. 2 and 3 of the Everett and Wachter Lots of record in Plat Book 8250, Page 330, 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 Jim H. Wachter by Quitclaim Deed from Carol J. Wachter being recorded simultaneously herewith, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2000 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Jim H Wachter by
Vicki W. Barnes, Atty-in-fact

Jim H. Wachter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2000, before me personally appeared ,Vicki W. Barnes to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Henry Wachter a/k/a Jim H. Wachter, acknowledged that such person executed the same as the free act and deed of James Henry Wachter.

Notary Public

My Commission Expires:
1/30/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $37,300.00.

Vicki W. Barnes
Affiant

Sworn to and subscribed before me, this 28th day of September, 2000.

Notary Public

My Commission Expires: 1/30/2002