File Box 9B - First Title & Escrow Co., Inc.
#17548

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

~~39-B~~
File #00-1354

Davidson County DEEDWARR
Recvd: 10/31/00 07:58 2pgs
Fees:11.00 Taxes:1061.90
20001031-0107673

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John B. Cousar, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William G. Watson Jr., and spouse Britton P. Watson**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Phase Three Devon Park, as of record in Plat Book 6900, Page 52, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John B. Cousar by deed of record in Book 11519, Page 534, Registers office for said County.

This conveyance is made subject to (1) Restrictions of record in Book 6176, page 7 and Book 6967, page 156; (2) By-Laws of record in Book 8276, page 53; (3) Charter of record in Book 7372, page 862; (4) Easement of record in Book 5473, page 175; (5) Agreement of record in Book 6145, page 252 and in Book 6908, page 59; and (6) All matters appearing on the Plan of record in Plat Book 6900, page 52, said Register's Office.

This is improved property, known as: 1621 Nottingham Place, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of October, 2000

John B. Cousar by Ashley Arnold atty in fact
John B. Cousar

By; Ashley Arnold, his attorney in fact

State of Tennessee)
County of Davidson)

On this 27th day of October, 2000, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ashley Arnold as Attorney in fact for John B. Cousar, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NETHM. BALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 9-29-2003

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 2 87,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of October, 2000.

Notary Public

My Commission Expires: 9/25/2004

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
William G. Watson Jr.	First Farmers and Merchants	142-16-A-126CO
1621 Nottingham Place	P.O. Box 1148	
Nashville, TN 37221	Columbia, Tennessee 38402	