This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Davidson County DEEDWARR
Recvd: 11/10/00 09:23 3pgs
Fees:15.00 Taxes:321.90
20001110-0111812

ADDRESS NEW OWNER:
Sonya M. Gordon
331 Lakebrink Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Mortgage Investors Group
8320 E. Walker Springs Lane
Knoxville, Tennessee 37923

MAP **096-16-0-A**
GROUP
PARCEL **016.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Angela Watson, Wayne Watson and Barbara Watson** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Sonya M. Gordon, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 16, Phase One, Section One Larchwood Planned Unit Development of record in Plat Book 6200, page 51, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Angela Watson, Wayne Watson and Barbara Watson by deed from Bobby L. Weaver dated December 1, 1995, of record in Book 9888, page 627, Register's Office for Davidson County, Tennessee. Barbara A. Watson and Barbara Watson are one and the same person. Wayne Watson and Tom W. Watson, DDS are one and the same person.

Barbara A. Watson executes this instrument of behalf of Tom W. Watson, DDS by virtue of a Limited Power of Attorney filed for record in the Register's Office for Davidson, Tennessee.

This is improved property known as 331 Lakebrink Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2000, a lien now due and payable. Map 096-16-0-A, Parcel 016.00CO. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2000 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Book 6685, page 467; Book 7434, page 620; Book 8032, page 432 and Book 9827, page 12, said Register's Office, and to which instruments reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6200, page 51, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easement as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, her heirs and assigns, forever; and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 27th day of October, 2000.

Angela Watson

Angela Watson

Wayne Watson by Barbara A. Watson atty in Fact

Wayne Watson, by Barbara A. Watson, as attorney-in-fact

Barbara Watson

Barbara Watson

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Angela Watson and Barbara Watson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of October, 2000.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 27th day of October, 2000, in Mt. Juliet, Tennessee, before me personally appeared Barbara A. Watson, to me known to be the person who executed the foregoing Warranty Deed on behalf of Tom W. Watson, DDS, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said Tom W. Watson, DDS signing his name as Attorney-In-Fact.

WITNESS my hand and official seal at office this 27th day of October, 2000.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $87,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of October, 2000.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO. TENN.