After Recording Return To:
Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 11/29/00 14:46 3pgs
Fees:15.00 Taxes:294.15
20001129-0117204

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret S. Beaty now known as Margaret S. Griffin and husband, John Alan Griffin,** herein after referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto undersigned, **Kimberly Watson, a single person** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson County, State of Tennessee**, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 17 **day of** November **, 2000.**

Margaret S Beaty now Known as Margaret S Griffin
MARGARET S. BEATY NOW KNOWN AS MARGARET S. GRIFFIN

John Alan Griffin
JOHN ALAN GRIFFIN

NOTARY PUBLIC AT LARGE
My Commission Exp 8-19-2002
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MARGARET S. BEATY GRIFFIN AND JOHN ALAN GRIFFIN**, the within named bargainers, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 17 **day of** November, **2000.**

Mary S. Hurst
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$79,500.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Kimberly Watson
Affiant

Subscribed and sworn to before me this 17 **day of** Nov, **2000.**

Mary S. Hurst
Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

MAP AND PARCEL NUMBERS: Map 86-14-0-a-240.00co

ADDRESS NEW OWNER:

KIMBERLY WATSON
240 Thistle Lane
Hermitage, TN 37076

SEND TAX BILLS TO:

SAME

Exhibit "A"

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

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Unit No. 240, of the Hermitage Meadows Subdivision, Stage 3, of records in Plat Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Margaret S. Beaty by Warranty Deed from Stephen B. Sapp and wife, Betsy L. Sapp, dated January 22, 1998 and recorded January 26, 1998 in Book 10767, Page 741, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.