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Davidson County DEEDWARR
Recvd: 12/05/00 12:50 2pgs
Fees:11.00 Taxes:619.75
20001205-0119454

Realty Title
48A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of November, 2000.

Notary Public

My Commission Expires: 1/27/2001

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Neal Watson and Lindsay Watson
617 Magnolia Lane
Nashville, Tennessee 37211

SEND TAX BILLS TO:
FirstStar Bank, N.A.
4801 Frederica Street
Owensboro, KY 42301

MAP-PARCEL NUMBERS:
172-03-0-B-056.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ashley A. Palermo, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Neal Watson and wife, Lindsay Watson** hereinafter referred to as 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. 56 of The Woodlands Subdivision, Phase 2, of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Ashley A. Palermo, unmarried, by Warranty Deed from Westminister Homes, Inc., of record in Book 10699, Page 780, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224 and Book 8643, Page 675, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8454, Page 246, said Register's Office.

All other easements and restrictions of record in said Register's Office.

Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 617 Magnolia Lane, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 30th day of November, 2000.

Ashley A. Palermo by Paige G. Cotton, attorney in fact

Ashley A. Palermo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paige G. Cotton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, she is the attorney in fact of Ashley A. Palermo and is authorized by Ashley a. Palermo to execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2000.

Lea Ann Kelley

Notary Public

11-13-01

My Commission Expires

02542-BP