THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 10206A

MAP/GROUP/PARCEL
052-04-0/051.00

NEW OWNER'S NAME AND ADDRESS:
CHRISTOPHER MCMURRY
212 MANZANO ROAD
MADISON, TN. 37115

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 01/25/01 15:05 2pgs
Fees:11.00 Taxes:284.90
20010125-0007711

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Leland D. Watts, hereinafter called Grantor, does hereby transfer and convey unto Christopher McMurry, an unmarried man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 48 on the Plan of Arrowhead Estates, Revised, Section 1, of record in Plat Book 4955, Page 27 ,Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 212 Manzano Road, Madison, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Instrument No. 20001115-00113093, Register's Office for Davidson County, Tennessee.

The subject property was held for investment purposes only and neither Grantor nor any member of his family has resided on the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Leland D. Watts

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Leland D. Watts , with whom I am personally acquainted, and made oath that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 19th day of January, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
10/15/03

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $77,000.00.

AFFIANT

Sworn to and subscribed before me, this the 19th day of January ,2001.

NOTARY PUBLIC

My Commission Expires:
10/15/03