Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 01/26/01 14:54 3pgs
Fees:15.00 Taxes:259.00
20010126-0008207

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wesley M. Watson, unmarried** (hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto (hereinafter referred to as "Grantee(s)"), **Reda M. Isaac and Vivian H. Gaid** it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

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

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

Witness my hand this 5 day of January 2001. WMW
~~24~~ ~~December~~ ~~2000~~. B.S. Attorney in fact

Wesley M. Watson by Barbara Stephenson, attorney in fact A.I.F.

STATE Of Tennessee
COUNTY Of Wilson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **Barbara Stephenson, attorney in fact for Wesley M. Watson, unmarried** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 5 day of January 2001.

Notary Public

My Commission expires:

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002

STATE Of Tennessee
COUNTY Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $70,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Andy Pederson
Affiant

Subscribed and sworn to before me this 4 day of January 2001.

Susan Finch
Notary Public

My Commission expires: 2/20/2001

Notary Public, Maury County, Tennessee
My Commission Expires Feb 20, 2001

Map and Parcel Numbers: 119/14/0/166.00

Address of New Owner:
2906 Wingate Avenue
Nashville, TN 37211

Send Tax Bills To:
~~same~~ Bank of America
PO Box 11015
Cuyahoga PA 19044
6-000188

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

Being Lot No. 25 on the Plan of Tuggle Heights Subidivision, as of record in Book 1130, page 90 of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Wesley M. Watson, an unmarried person from Jerry Agee and Otto Werrbach, III by Warranty deed dated August 21, 1998 and recorded in Book 11084, page 638 of the Register's Office for Davidson County, Tennessee.