THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17752**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $885,000.00. Horace E. Watson Affiant Subscribed and sworn to before me this 3rd day of MAY, 2001. GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN Notary Public My Commission Expires: My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Dr./Mrs. Horace E. Watson 5360 Hillsboro Pike Nashville, Tennessee 37215	NEW OWNER	MAP 131-13 PAR 50 FB FH 10656

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ELLEN GREEN TIPTON, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to HORACE E. WATSON AND WIFE, FRANCIS G. WATSON ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5360 Hillsboro Pike, Nashville, Tennessee 37215.

EDMOND F. TIPTON, the spouse of ELLEN GREEN TIPTON, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said ELLEN GREEN TIPTON.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of MAY, 2001.

Ellen Green Tipton
ELLEN GREEN TIPTON

Edmond F. Tipton, By:
Ellen Green Tipton
EDMOND F. TIPTON, BY: ELLEN GREEN TIPTON, ATTORNEY-IN-FACT PURSUANT TO POWER OF ATTORNEY BEING RECORDED IMMEDIATELY PRIOR HERETO

Davidson County DEEDWARR
Recvd: 05/03/01 11:35 3pgs
Fees:15.00 Taxes:3274.50

20010503-0045531

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ELLEN GREEN TIPTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of MAY, 2001.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLEN GREEN TIPTON with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for said EDMOND F. TIPTON and is authorized by the said EDMOND F. TIPTON to execute this instrument on HIS behalf.

Witness my hand, at Office, this 3rd day of MAY, 2001.

My commission expires: _____ Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Mary Regan Green Subdivision, as of record in Plat Book 7900, page 758, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ellen Green Tipton by quitclaim deed from Mary Regan Green of record in Book 9414, page 357 and in Book 5977, page 633, corrected in Book 6272, page 850, said Register's Office.

Being the same property conveyed to Ellen Green Tipton by quitclaim deed from Mary Regan Green of record in Book 9414, page 357 and in Book 5977, page 633, corrected in Book 6272, page 850, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Plat Book 5050, page 5; and (3) All matters appearing on the Plan of record in Plat Book 7900, page 758, said Register's Office.