Realty 1 E A

WARRANTY DEED

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 29, 2003

Preparer's File #-01E311

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00 .

Melanie C. Toomey
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF MAY, 2001.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Melanie Toomey and Heath Fleming	Firstar Bank NA	83-05-360
1502 Franklin Avenue	4861 Frederica St.	
Nashville, TN 37206	Owensboro KY 42301	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, WILLIAM K. WATSON, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Heath L. Fleming and Melanie C. *, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *Toomey, as tenants in common with the right of survivorship (WRS)

Land in Davidson County, being Lot No. 7 on the Plan of T.P. Weakley's Subdivision, Section 3, as of record in Plat Book 161, page 105, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 7 fronts 50 feet on the southerly side to Franklin Street and runs back between paralel lines 240 feet more or less to an alley.

Being the same property conveyed to William K. Watson and wife, Allison L. Watson by deed from Ann H. Corbin, an unmarried person of record in Book 11759, page 948, and further conveyed to William K. Watson, unmarried by Quit Claim Deed from Allison L. Watson, unmarried of record in Book *_____, page _____, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

*Instrument # 20010530005565 6

( ) unimproved
This is (X) improved property known as **1502 Franklin Avenue, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this **25th** day of **May, 2001**:

William K Watson
William K. Watson

Davidson County DEEDWARR
Recvd: 05/30/01 10:16 1pgs
Fees:11.00 Taxes:877.10
20010530-0055657

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 WILLIAM K. WATSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nicholls, IN, this 25th day of May, 2001.

Notary Public

My Commission Expires: _____

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 29, 2003