File in Box No. 19 B

# WARRANTY DEED

STATE OF TENNESSEE #01-6-26-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

**THIS INSTRUMENT WAS PREPARED BY**

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| LANE R. GERHARDT, JR. (NAME) | NORTH AMERICAN MORTGAGE COMPANY (NAME) | MAP 146-12 |
| 405 Arrowwood Drive (ADDRESS) | 3883 Airway Drive (ADDRESS) | PARCEL 125 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Santa Rosa, CA 95403 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARY R. WATSON AND HUSBAND, JAMES A. WILSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LANE R. GERHARDT, JR. AND WIFE, ANJOU T. GERHARDT

HEREINAFTER CALLED THE 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. 327 on the Plan of Crieve Hall Estates, Section V, of record in Book 2133, Page 91, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mary A. Watson and James A. Wilson, both unmarried, as tenants in common, by Deed from Mary Louise Downey, Executrix for the Estate of William D. Piersen and Oscar Dale Graham, II, Executor for the Estate of Charlotte L. Piersen, of record in Book 10547, Page 163, and further conveyed to Mary R. Watson and James A. Wilson, joint tenants with right of survivorship by Quiclaim Deed of record in Book 10942, Page 759, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Mary R. Watson and Mary A. Watson are one and the same person.

THIS instrument is being executed in behalf of Mary A. Watson (also known as Mary R. Watson) pursuant to a Power of Attorney executed by same on the 30th day of May, 2001, and being filed for record in Instrument No. 20010619-0065026, Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 405 Arrowwood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 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 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 our hand s this 15th day of June, 2001

MARY R. WATSON
By: Mary R. Watson by J. A. W.
Jams A. Wilson, Attorney-in-fact

J. A. W.
JAMES A. WILSON

Davidson County DEEDWARR
Recvd: 06/19/01 14:37 2pgs
Fees:11.00 Taxes:591.63

20010619-0065027

LEGAL DESCRIPTION CONTINUATION

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES A. WILSON, MARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of June, 2001.

My Commission Expires: 5/28/03

Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 15th day of June, 2001, before me personally appeared JAMES A. WILSON, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of MARY R. WATSON A/K/A MARY A. WATSON, and acknowledged that he executed the same as the free act and deed of the said MARY R. WATSON.

My Commission Expires: 5/28/03

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN