149/30

PREPARED BY:
Lender's Title & Esorow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **2nd** day of **July, 2001** by and between **CHARLES W HOFFMAN, JR.** , herein after referred to as GRANTOR, and **THOMAS WATSON** , herein after referred to as GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

See attached Exhibit "A"

This is improved/unimproved property known as: 2360 Una Antioch Pike, Antioch, Tn. 37013

Davidson County DEEDWARR
Recvd: 07/12/01 12:47 3pgs
Fees:18.00 Taxes:399.60

20010712-0074303

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unincumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Charles W. Hoffman Jr.

CHARLES W HOFFMAN, JR.
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

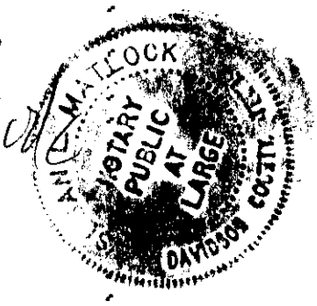
Personally appeared before me, a Notary Public of said County and State, **CHARLES W HOFFMAN, JR.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of **July, 2001.**

Susan Matlock

Notary Public

My Commission Expires: 11/24/01



Name and Address of Property Owner:
THOMAS WATSON
2380 Una Antioch Pike, Antioch, Tn. 37013

Send Tax Statements to:
MORTGAGE COMPANY OF AMERICA
2416 21ST AVE. SOUTH SUITE 202, NASHVILLE, TN. 37212

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$108,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

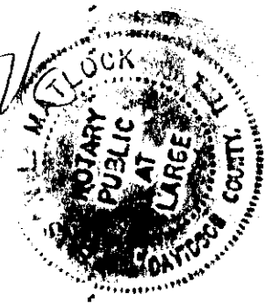
Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **July, 2001**.

Susan Matlock

Notary Public

My Commission Expires: 11/24/01



RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 480
Franklin, Tennessee 37067
21-2-177

EXHIBIT "A"

Being Tracts No. 2 and 3 on the Map of the Subdivision of the Joe Wesley Jamison and wife's farm, not of record, described together according to a survey made by John D. Kerr, County Surveyor of Rutherford County, Tennessee, July 7, 1950, as follows:

Beginning in the center of the Una to Antioch Pike at the southwest corner of the property conveyed to Paul Miburn Helton, Jr. and wife, by deed from Joe Wesley Jamison and wife, of record in Book 2044, page 197, as corrected by deed of record in Book 2278, page 463, Register's Office for said County; thence with southerly line of said Helton property, south 72 degrees 20 minutes east 326 feet; thence south 1 degree 55 minutes west 140 feet to the northeast corner of Lot No. 4 on said Map of said Subdivision; thence with the line between Lots 3 and 4 north 82 degrees 50 minutes west 357 feet to the center of said Una to Antioch Pike; thence north 9 degrees 57 minutes east 100 feet; thence north 16 degrees 55 minutes east 100 feet to the point of beginning.
Being the same property conveyed to Charles W. Hoffman, Jr., unmarried, by deed from Mildred Bohn of record in Book 8949, page 345, Register's Office for Davidson County, Tennessee.