STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of August, 2001.

Notary Public

My Commission Expires: 10/22/01

K. THOMAS SIDES NOTARY PUBLIC AT LARGE WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/14/01 11:29 2pgs
Fees:13.00 Taxes:851.00
20010814-0087572

ADDRESS NEW OWNER(S) AS FOLLOWS:
John F. Dockery and Ellen P. Dockery
8017 Claytie Circle
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Countrywide Home Loans
718 Thompson Lane, Suite 104
Nashville, Tennessee 37204

MAP-PARCEL NUMBERS:
141-150-D-087.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peter Watts and wife, Luanne Watts** hereinafter referred to as Grantors, hereby transfers and conveys to **John F. Dockery and wife, Ellen P. Dockery** hereinafter referred to as 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.87 on the Plan of Sheffield on the Harpeth, Phase II, as of record in Book 6900, Pages 410 and 411, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peter Watts and wife, Luanne Watts by Warranty Deed from Linda J. Boggs and husband, David Timothy Boggs of record in Instrument No. 200004260041434, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Pages 410 and 411, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6925, Page 900, Book 7145, Page 954, Book 8505, Page 598, Book 8747, Page 97, Book 9313, Page 806, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7145, Page 964 and Book 8146, Page 463, Register's Office for said County.

HOA Charter of record in Book 6939, Page 983, said Register's Office.

Maintenance Agreement for drainage of record in Book 8276, Page 238, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 8017 Claytie Circle, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 10th day of August, 2001.

Peter Watts

Luanne Watts

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 Peter Watts and wife, and Luanne Watts, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of August, 2001.

THOMAS SWANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

10/22/04
My Commission Expires

03553BP