STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

x Luanne L. Watts
Affiant

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

Notary Public

My Commission Expires: 10/22/04

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE

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 11:49 2pgs
Fees:13.00 Taxes:592.00
20010814-0087583

ADDRESS NEW OWNER(S) AS FOLLOWS:
Peter T. Watts and Luanne L. Watts
6628 Autumnwood Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
155-080-C-037.00 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, **John F. Dockery and Ellen P. Dockery** hereinafter referred to as Grantors, hereby transfers and conveys to **Peter T. Watts and wife, Luanne L. Watts** 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. 37 on the Plan of Poplar Creek, Phase II, as of record in Book 6900, Pages 339 through 347, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John F. Dockery and wife, Ellen P. Dockery by deed from Faxon Homes, Inc. of record in Book 8001, Page 904, 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, Page 339 through 347, and amended in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7120, Page 125, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6474, Page 346, Book 6486, Page 587, Book 6662, Page 433, Book 6804, Page 536, Book 6987, page 966, Book 7270, Page 648, Book 7964, Page 33, and Book 9472, Page 824, Register's Office for Davidson County, Tennessee.

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 6628 Autumnwood Drive, 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.

John F. Dockery

Ellen P. Dockery

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 John F. Dockery and Ellen P. Dockery, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

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

THOMAS SIDES NOTARY PUBLIC AT LARGE

Notary Public

10/22/01
My Commission Expires

03687-BP