WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/01 16:14 2pgs
Fees:13.00 Taxes:421.43

20010827-0092523

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th Day of July, 2001.

Notary Public

MY COMMISSION EXPIRES: 3-27

(AFFIX SEAL)

CHARLOTTE BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Phillip Watson ~~and Somaly Ke Watson~~ (SW)	North American Mortgage Company	Map 64-16-C
(NAME) 611 Selsey Court N.	(NAME) 231 East Ave., Ste 200	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Albion, N.Y. 14411-1678	Parcel 026.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **James J. Coughlin, ~~and wife, Patricia G. Coughlin~~**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Phillip Watson ~~and wife, Somaly Ke Watson~~** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107, on the Plan of Section One, Wembley Downs, of Record in Plat Book 7900, page 301, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 26.84 feet on the northwesterly margin of Selsey Court North and extends back 106.28 feet on the broken southerly line and 130.47 feet on the broken northelry line to a dead line in the rear measuring 39.00 feet thereon.

Being the same property conveyed to James J. Coughlin, ~~a married person~~ now unmarried (JC) by Warranty Deed from Jewyl C. Allen of record in Book 9299, page 796, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 8304, page 623, Book 8447, page 633, Book 8646, page 529, Book 8797, page 915, and in Book 9522, page 349, Register's Office for Davidson County, Tennessee; Subject to any and all matters as shown on the plan of Record in Plat Book 7900, page 301, said Register's Office.

Patricia G.Coughlin was the spouse of James J. Coughlin at the ~~time~~ title time of conveyance and now joins in the conveyance to convey any interests that she may have.

This is unimproved ( )
improved(x) property, known as 611 Selsey Court N. Hermitage TN 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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(S), 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 30th Day of July, 2001.

James J. Coughlin

~~**Patricia G. Coughlin**~~

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson County)

Before me, the undersigned Notary Public, personally appeared James J. Coughlin, ~~and Patricia G. Coughlin~~ who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th Day of July, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires SEPT. 6, 2001

STATE OF TENNESSEE

COUNTY OF Maury County

Before me, the undersigned Notary Public, personally appeared ~~Pat~~ Patricia G. Coughlin who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing ~~statem~~ instrument for the purpose therein contained

Witness my hand and official seal this 15th Day of August, 2001.

Notary Public

my commission expires: 7-13-04

KENT A. BOWDEN
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENN.