Davidson County DEEDWARR
Recvd: 08/14/02 13:57 2pgs
Fees:13.00 Taxes:691.90
20020814-0098461

FROM: James M. Adcox, III and wife, Alexis J. Adcox

TO: Jarrod L. Watson

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Jarrod L. Watson 6860 Sunnywood Drive Nashville, TN 37211	1ST TRUST BANK FOR SAVINGS P. O. Box 17257 Memphis, TN 38187	Map 181-1-A Parcel 21

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $187,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of August, 2002.

Notary Public

My Comm. Expires: 7/30/2005

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES 07/30/2005

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James M. Adcox, III and wife, Alexis J. Adcox, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Jarrod L. Watson, hereinafter called "GRANTEE", his 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. 24 on the Plan of Sugar Valley, Section One, of record in Book 9700, Page 374 and amended in Book 9700, Pages 709 through 711, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Adcox, III and wife, Alexis J. Adcox by deed from Yazdian Construction, Inc., of record as Instrument No. 200005110047880, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2002 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 11069, page 14, and the By-Laws of record in Book 11069, page 24, said Register's Office.

3. All matters shown on the plan of record in Book 9700, page 374, as amended in Book 9700, pages 709 through 711, said Register's Office.

4. Rights of others in and to the common areas.

This is property known as 6860 Sunnywood Drive, Nashville, Tennessee 37211.

853032.1

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 this 4th day of August, 2002.

James M. Adcox, III

Alexis J. Adcox

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 M. Adcox, III and Alexis J. Adcox, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 7/26/03

JEANETTE L. RAMER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003