Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1366

Davidson County DEEDWARR
Recvd: 09/11/02 10:19 2pgs
Fees:13.00 Taxes:603.10
20020911-0110535

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth A. Jean, and wife, Laura Beth Jean**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tracey L. Watson, unmarried** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 129 on the Plan of Section Two, Boone Trace at Biltmore of record in Plat Book 9700, Pages 316 and 317, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kenneth A. Jean and Laura Beth Ratcliff, both unmarried by deed of record in Book 10662, Page 263, Registers office for said County. Laura Beth Ratcliff is now married and known as Laura Beth Jean.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7976 Boone Trace, Nashville TN 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of September, 2002

Kenneth A. Jean

Laura Beth Jean

State of Tennessee)
County of Davidson)

On this 6th day of September, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kenneth A. Jean and Laura Beth Jean, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 163,000.00.

Affiant

Sworn and subscribed before me on this the 6th day of September, 2002.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Tracey L. Watson
7976 Boone Trace
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
Countrywide Home Loans
5200 Maryland Way, Ste. 120
Brentwood, TN 37027

TAX MAP-PARCEL #:
126-15-A-110CO