for 14-B

Davidson County DEEDWARR
Recvd: 10/14/02 11:29 3pgs
Fees:18.00 Taxes:627.15
20021014-0125803

Prepared By:
NEAL & HARWELL, PLC
2000 First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Eric A. Watson, *et ux.* 165 Hicks Road, No. 10 Nashville, TN 37221	IRWIN MTG CORP 400 INTERSTATE N PKWY ATLANTA GA 30339	Map 142-11-C Parcel 10

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lisa D. Walker, a/k/a Lisa Walker, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Eric A. Watson and wife, Brooke Watson, the GRANTEES herein, their heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Aspen Heights, a Planned Unit Development, as of record in Book 9700, page 312, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Lisa Walker, an unmarried person, by warranty deed from G. Steven Hulen d/b/a Steve Hulen Construction, of record in Book 10321, page 250, Register's Office for Davidson County, Tennessee, the said Lisa Walker having since married.
>
> This is improved property known as 165 Hicks Road, No. 10, Nashville, TN 37221.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

Subject to all matters as shown on the Plan of record in Plat Book 9700, page 312, said Register's Office.

Master Deed of record in Book 10303, page 698, said Register's Office.

By-Laws of record in Book 10303, page 719, said Register's Office.

Charter of Aspen Heights HOA, Inc., of record in Book 10288, page 676, said Register's Office.

Subject to rights of others in and to the common areas/elements.

GRANTOR further covenants and binds herself, her heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

William T. Ramsey, husband of Lisa D. Walker, joins in this conveyance for the purpose of selling and transferring any marital rights, title or interest that he may have acquired in said property.

Whenever 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 hands this 1st day of October, 2002.

LISA D. WALKER

WILLIAM T. RAMSEY

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Lisa D. Walker and William T. Ramsey, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 1st day of October, 2002.

Notary Public

My Commission Expires: Oct. 25, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $169,500.00.

Affiant

Sworn to and subscribed before me this 18 day of October, 2002.

Notary Public

My Commission Expires:

N:\N & H\Ramsey\Lisa Walker\Warranty Deed.doc