BOX 2

Davidson County DEEDWARR
Recvd: 02/07/03 11:23 2pgs
Fees:13.00 Taxes:647.87

20030207-0017183

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,100.00**

Elizabeth C. Mangrum
Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2003.

Notary Public

My commission expires: My Commission Expires April 6, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Peter Watts	**SAME**	**156-01C-017.00CO**
705 East Colony Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kenneth Holmes, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter Watts and wife, Luanne Watts

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 17, on the plan of East Colony at Riverbend of record in Plat Book 7900, Page 733 , Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kenneth Holmes by deed from Thaddeus V. Beim and wife, Denise Y. Beim, of record in Book 11021, Page 608, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **705 East Colony Court, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our 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/our hand(s) this 3rd day of February, 2003.

Kenneth Holmes by Gerry Tanksley - attorney in fact

Kenneth Holmes by Gerry Tanksley, his attorney in fact

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **GERRY TANKSLEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Attorney-in-fact for **Kenneth Holmes,** the within bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Kenneth Holmes**, the within named bargainor(s) by the said **GERRY TANKSLEY** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **3rd** day of **February, 2003.**

Joyce Jordan
Notary Public

My Commission Expires: 11-29-03

JOYCE JORDAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003