Davidson County DEEDWARR
Recvd: 03/14/03 14:56 3pgs
Fees:18.00 Taxes:2035.00
20030314-0034576

ADDRESS OF NEW OWNER & SEND TAX BILLS TO:
JERRY L. McCLOUD
P.O. Box 25054
Nashville, Tn. 37202

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

Map & Parcel 94-9-63 AND 94-9-57 P/O

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum FIVE HUNDRED FIFTY THOUSAND AND NO/100 ($550,000.00) DOLLARS, paid and to be paid as hereinafter set forth, WE, **DAVID C. WATKINS, JR. AND WIFE, KAREN R. WATKINS** , have this day bargained and sold and by these presents do hereby transfer and convey unto **JERRY L. McCLOUD**, his heirs and assigns, the following described tract or parcel of land situated in Davidson Tennessee, described as follows:

BEING Lot No. 1on the Final Plat of Resubdivision of Lot No. 3 on the plan of STANLEY SUBDIVISION, Plat Book 4300, page 122, and Parts of Lots No. 6, 7, 8 and 9 on the PLAN OF CORLEY'S SUBDIVISION of Lot No. 75 FAIRFIELD VILLAGE, as of record in Book 45, page 575, R.O.D.C., TN, said final plat being Instrument No. 20021223-0157905, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING a part of the same property conveyed to David C. Watkins, Jr. and wife, Karen R. Watkins by deed from Lincoln L. Lakoff, Executor of the Estate of Charles E. Mosley of record in Book 8627, page 170, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **JERRY L. McCLOUD**, his heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described tract or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2003 real estate taxes, applicable zoning and building regulations and all visible easements restrictions of record.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said **JERRY L. McCLOUD**, his heirs and assigns, against all lawful claims of all

land, unto the said **JERRY L. McCLOUD**, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

OF SAID CONSIDERATION of **FIVE HUNDRED FIFTY THOUSAND AND NO/100 ($550,000.00) DOLLARS**, the sum of **FIFTY THOUSAND AND NO/100 ($50,000.00) DOLLARS,** has this day been paid in cash, the receipt of which is hereby acknowledged, and for the balance of **FIVE HUNDRED THOUSAND AND NO/100 ($500,000.00) DOLLARS** the said **JERRY L. McCLOUD** has this day executed and delivered a promissory note for the sum of **FIVE HUNDRED THOUSAND AND NO/100 ($500,000.00) DOLLARS** payable to the order of **DAVID R. WATKINS, JR. AND WIFE, KAREN R. WATKINS**, and secured by a **DEED OF TRUST** of even date executed by said GRANTEE.

WITNESS my hand this the 6th day of March, 2003.

DAVID C. WATKINS, JR.

KAREN R. WATKINS

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID C. WATKINS, JR. AND WIFE, KAREN R. WATKINS**, the 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 official seal this the 6th day of March, 2003.

NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 7-21-04

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN 7-21-2004

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater is $550,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 6th day of March, 2003.

NOTARY PUBLIC AT LARGE FOR THE
STATE OF TENNESSEE

MY COMMISSION EXPIRES: 7-21-04

