WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/03 08:39 2pgs
Fees:13.00 Taxes:351.50
20030324-0038117

G-9440-EA

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2003

GIB VANDERVEER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

MY COMMISSION EXPIRES: JULY 26, 2003

THIS INSTRUMENT WAS PREPARED BY:
William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geof Newhall (NAME)	Mortgage Company of America (NAME)	MAP 61-8
4029 Brush Hill Road (ADDRESS)	2416 21st Avenue South, Ste 202 (ADDRESS)	PARCEL 154
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Heirs at Law of Frank D. Watrous, Jr. Estate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Geof Newhall and wife, Karen Newhall~~ Geoffrey Newhall and wife, Karen Newhall

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:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Final Plat, First Revision, Lots 4 & 5, Block 1, of McGaughey's Second Haysboro Subdivision, of record in Instrument No. 20030306-0029750, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Frank D. Watrous, Jr. by deed from Lillian L. Watrous of record in Book 3407, Page 139, Register's Office for Davidson County, Tennessee. Frank D. Watrous, Jr. has since deceased on December 11, 2001, in Davidson County, Tennessee. Pursuant to the Last Will and Testament of Frank D. Watrous, Jr., and by Order No. _____ in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Rita S. Mott and Timothy B. Watrous as Co-Executors of said Estate, and were empowered to sell subject property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 4029 Brush Hill Road, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 our hand s this 12th day of March, 2003

Heirs at Law of Frank D. Watrous, Jr. Estate
By: Timothy B. Watrous
Timothy B. Watrous, Executor

Attest: Rita S. Mott
Rita S. Mott, Executrix

DCTN01WC

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____, _____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Timothy B. Watrous and Rita S. Mott with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Executor and Executrix respectively of the Heirs at Law of Frank D. the within named bargainor, and corporation, and that they as such Executor and Executrix being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Timothy B. Watrous as such Executor, and attesting the same by the said Rita S. Mott as such Executrix.

Witness my hand and official seal at office at Goodlettsville, TN on this the 12th day of March, 2003.

My commission expires _____

Notary Public

BOB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: JULY 26, 2003