(3)

Davidson County DEEDWARR
Recvd: 05/13/03 10:57 2pgs
Fees:13.00 Taxes:815.85
20030513-0064055

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of May, 2003.

Notary Public

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 10-18-04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Andrew H. Boswell, Jr.
804 Deer Foot Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
SouthTrust Mortgage Corporation
P.O.Box 11032
Orange, CA 92856-8132

MAP-PARCEL NUMBERS:
155-10-A-104

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jerilyn H. Watson**, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to **Andrew H. Boswell, Jr., a married man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 109 on the Plan of McCrory Tract Estates, as of record in Book 6900, page 720 through 723,* Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

* Corrected in Surveyor's Correction of record in Book 7825, page 429, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Pages 720 through 723, as corrected in Surveyor's Correction of record in Book 7825, page 429, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7241, Page 597, as amended and restated in Book 7576, page 846, and further amended in Book 8135, page 257, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7576, page 831, said Register's Office.

Easement of record in Instrument No. 20021104-0134797, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 804 Deer Foot Court, Nashville, Tennessee 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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 7th day of May, 2003.

x Jerilyn Watson

Jerilyn H. Watson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerilyn H. Watson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of May, 2003.

THOMAS SIDWELL NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public AT LARGE

My Commission Expires: 11/2/05

08006-BP