23-1-455

**PREPARED BY:**
**Land Title South, Inc.**
**501 Corporate Centre Drive, Suite 360**
**Franklin, TN 37067**

Davidson County DEEDWARR
Recvd: 06/18/03 14:57 2pgs
Fees:13.00 Taxes:379.25
20030618-0084299

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **16th** day of **May, 2003** by and between **Estate of Zelma B. Watson** , herein after referred to as GRANTOR, and **Glenn Clute and Helen Clute** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 323 on the Plan of Edge O Lake Estates, Section 9, as of record in Book 3700, page 131, Register's Office for said County.**

**Said Lot No. 323 fronts 80 feet on the easterly side of Sailboat Drive and runs back between lines, 173.75 feet on the northerly side and 155.55 feet on the southerly side to a broken line at the rear on which it measures 87.16 feet thereon.**

**Being the same property conveyed to Bryant E. Watson and wife, Zelma B. Watson, by Warranty deed from Ralph Stevens Construction Company, Inc., a Tennessee Corporation, dated May 17, 1968 and recorded in Book 4238, page 702, Register's Office for Davidson County, Tennessee. Bryant E. Watson predeceased his wife, Zelma B. Watson, now deceased. By Last Will & Testament of Zelma ~~B. Johnson~~ Watson, recorded in Will Book 4980, page 929116, property is now vested as Samuel B. Watson.**

**This is improved/unimproved property known as: 240 Sailboat Drive, Nashville, TN 37217**

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

**Samuel B. Watson**
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Personally appeared before me, a Notary Public of said County and State, **Samuel B. Watson** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of **May, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
**Glenn Clute and Helen Clute**
**240 Sailboat Drive, Nashville, TN 37217**

Send Tax Statements to:
**Glenn Clute and Helen Clute**
**240 Sailboat Drive, Nashville, Tennessee 37217**

**map and parcel--149.04-0-220.00**

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF Williamson**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$102,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **May, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1-455