Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $129,500.00

Affiant

Davidson County DEEDWARR
Recvd: 08/07/03 15:44 2pgs
Fees:13.00 Taxes:479.15

20030807-0112873

Subscribed and sworn to before me this ___ day of July, 2003.

Notary Public
My commission expires: 11/27/05

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Juanita E. Levis 4452 Andrew Jackson Pkwy. Hermitage TN 37076	New Owner	75-03-0-032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerry Carthal Watson and Nancy Annette Gastrell, heirs-at-law of George C. Watson, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Juanita E. Levis , hereinafter called the Grantees, their successors 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. 102, Tulip Grove, Section II, of record in Plat Book 3700, page 122, said Register's Office, to which plat reference is hereby made for a more complete description.

Said Lot No. 102 fronts 95 feet along the northwesterly margin of Andrew Jackson Parkway; and extends back between lines measuring 135.36 feet on the southwesterly line and 112.92 feet on the northeasterly line, to a dead line in the rear on which it measures 97.65 feet.

Being the same property conveyed to George C. Watson and wife, Mary D. Watson by deed from F.E. Stratton, Jr. and wife, Bettie S. Stratton, of record in Book 4329, page 673, Register's Office for Davidson County, Tennessee. George C. Watson having since deceased on November 11, 2002. Jerry Carthal Watson and Nancy Annette Gastrell are the heirs-at-law of George C. Watson, deceased.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4452 Andrew Jackson Pkwy., Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31 day of July, 2003.

Jerry Carthal Watson, by Nancy Annette Gastrell, as attorney in fact — Nancy Annette Gastrell

Jerry Carthal Watson
Heir-at-law of George C. Watson, deceased
Nancy Anette Gastrell,
Attorney in Fact

Nancy Annette Gastrell
Heir-at-law of George C. Watson , deceased

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nancy Annette Gastrell, Executor of the Estate of George C. Watson, deceased, with whom I am personally acquainted and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Jerry Carthal Watson, Executor of the Estate of George C. Watson, deceased, and that she is authorized by Jerry Carthal Watson, Executor of the Estate of George C. Watson, deceased, to execute this instrument on his behalf.

Witness my hand in Mt. Juliet, TN, this 31 day of July, 2003.

Robbin Teasley
Notary Public

My Commission expires 11/27/06

