Davidson County DEEDWARR
Recvd: 10/03/03 13:54 2pgs
Fees:13.00 Taxes:381.10
20031003-0146543

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnson Parkway, Suite 140
Hendersonville, TN 37075
File No.: [illegible]

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 103,000.00.

Affiant

Subscribed and sworn to before me, this 25 th day of September, 2003.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Carl Wayne Watson 2230 Berrywood Road Nashville, TN 37216	Countrywide Home Loans, Inc. 2021 North Gallatin Road, Suite 292 Madison, TN 37115	072-08-0-224.00

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, Dorothy Ghee Sanders, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carl Wayne Watson, 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 157 on the plan of Dalewood,Section III of record in Book 1835, Page 20, said Register's Office, to which plan reference is hereby made for a more complete desctiription.

Being the same property conveyed to Alfred E. Sanders and wife, Dorothy Ghee Sanders by deed from Cumberland Construction Compnay, Inc., dated 03-05-1951, recorded 03-20-1951 in Book 1944, Page 603, said Register's Office for Davidson County, Tennessee. Alfred E. Sanders having since died, 08-12-2002.

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 2230 Berrywood Road, Nashville, TN 37216

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 25 th day of September, 2003.

Dorothy Ghee Sanders
Dorothy Ghee Sanders

Faye Sanders Hamer
By: Sherrie Faye Sanders Hamer,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF HICKMAN

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sherrie Faye Sanders Hamer, with whom I am personally acquainted, and who upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Dorothy Ghee Sanders, and that she is authorized by Dorothy Ghee Sanders to execute this instrument on her behalf.

Witness my hand in CENTERVILLE, TN, this 25 th day of September, 2003.

Notary Public

My Commission expires 5/28/2006

ANGELA A. BAILEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006