Davidson County DEEDWARR
Recvd: 10/03/03 14:01 2pgs
Fees:13.00 Taxes:329.30

20031003-0146551

Prepared by:
Realty Title & Escrow Company, Inc.
383 [illegible], Suite 140
[illegible]
File [illegible]-0309-61065

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 $ 89,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of September, 2003.

Notary Public
My commission expires: 05/28/06

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Carol S. Chandler<br>1342 Cardinal Avenue<br>Nashville, TN 37216 | Owner | 061-16-0-164.00 |

## 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, Carl Wayne Watson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carol S. Chandler, 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 9, Block C, on the plan of Greenland Estates, of Record in Book 974, Page 13, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carl Wayne Watson and wife, Shawana R. Watson by deed from Gene Emerson Cole, unmarried, dated 01-31-89, recorded 2-1-89 of record in Book 7762, Page 925, Register's Office Davidson County, Tennessee. Carl Wayne Watson and Shawana Richerleen Watson were divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket Number 92D-2231. Shawana Richerleen Watson conveyed her interests in subject property to Carl Wayne Watson by Quitclaim Deed of Record in Book 8879, Page 567 said Register's Office. Carl Wayne Watson married Andrea Gail Watson. Carl Wayne Watson and Andrea Gail Watson were divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee Docket Number 02D-2479. Andrea Gail Watson conveyed her interests in the subject property to Carl Wayne Watson by Quitclaim Deed in Record in Instrument Number 20030129-0011984 said Register's Office.

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 1342 Cardinal Avenue, 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 26th day of September, 2003.

Carl Wayne Watson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carl Wayne Watson, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, TN, this 26th day of September, 2003.

Notary Public

My Commission expires 05/28/06

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