THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 Fourth Avenue North, 5th Floor

Davidson County DEEDWARR
Recvd: 10/08/03 10:53 2pgs
Fees:13.00 Taxes:880.23
20031008-0149281

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $237,900.00.

AFFIANT

Subscribed and sworn to before me this 6th day of October, 2003.

NOTARY PUBLIC

My Commission Expires: 03/25/06

Address New Owner as Follows::	Send Tax Bills:	Map/Parcel No.:
Harry Charles Watson, Jr., et ux 4222 Old Coopertown Road Springfield, Tenness ee 37172	Same	117-2 176

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Wilma C. Cooper, an unmarried person, herein Grantor, has bargained and sold, and by these presents does transfer and convey unto Harry Charles Watson, Jr. and wife, Kathy J. Watson, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 18 of Block No. 3, on the Plan of W. V. Davidson's Hillsboro Highlands, as of record in Book 843, Page 23, Register's Office for said County.
>
> SAID Lot No. 18 fronts 65' on the easterly side of 23rd Avenue, South, and extends back between parallel lines, 165' to a dead line.
>
> BEING the same property conveyed to John L. Cooper and wife, Wilma C. Cooper, by Warranty Deed of record in Book 4617, Page 397, Register's Office for Davidson County, Tennessee, the said John L. Cooper being now deceased.

This is improved real property known as 2906 23rd Avenue, South, Nashville, Tennessee 37215.

This property is conveyed subject to the following:

1. Metropolitan taxes for 2003, a lien, but not yet due and payable, which Grantees assume and agree to pay.

2. Reciprocal easement of record in INST 20030909-0131123, Register's Office for Davidson County, Tennessee.

3. Reciprocal easement of record in INST 20030911-0133315, Register's Office for Davidson County, Tennessee.

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 Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And Grantor does further covenant and bind herself, her heirs and assigns 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.

WITNESS our hands this 6th day of October, 2003.

Wilma C. Cooper

Wilma C. Cooper

"Grantor"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James C. Dale III, a Notary Public in and for said County and State, the within named Wilma C. Cooper, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of October, 2003.

James C. Dale III

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/25/06