WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/14/03 10:57 3pgs
Fees:18.00 Taxes:584.50
20031014-0151986

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven D. McWhirter (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 018-00
733 Hitt Lane (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 019.02
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jimmy H. Watson, Sr., Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven D. McWhirter and wife, Janet C. McWhirter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 and being located in the 4th Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated May 21, 2002, and known as Job No. 020103, as follows:

Tract No. 1:
BEGINNING at an iron pin set in the northerly margin of Hitt Lane at the Southwest corner of the herein described tract. Said pin also being the southeast corner of the Robert D. Stafford and wife, Peggy O. Stafford property of record in Instrument No. 20020528-0063895, Register's Office for Davidson County, Tennessee. Thence from said point of beginning, leaving the margin of Hitt Lane with Stafford's line, North 33 deg. 56 min. 55 sec. West 758.00 feet to an existing iron pin. Thence North 60 deg. 43 min. 26 sec. East 288.97 feet to an iron pin set in the westerly line of the Charleston Square Subdivision of record in Book 4860, page 38, R.O.D.C., TN. Thence with said line, South 40 deg. 36 min. 37 sec. East 122.00 feet to an iron pin set. Thence South 32 deg. 27 min. 41 sec. East 632.56 feet to an existing iron pipe in the northerly margin of Hitt Lane. Thence with said margin, South 65 deg. 24 min. 53 sec. West 79.03 feet to a point. Thence South 56 deg. 00 min. 00 sec. West 147.00 feet to a point. Thence South 62 deg. 00 min. 02 sec. West 61.00 feet to the point of beginning, containing 5.09 acres, more or less.

Tract No. 2:
Beginning at an iron pin set in the northerly margin of Hitt Lane at the Southernmost corner of hte herein described tract. Said pin also being the Southwest corner of the Robert D. Stafford property of record in Book 5170,

CONTINUED

unimproved ( )
This is improved (X) property, known as 733 Hitt Lane, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, 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. 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 10th day of October, 2003

Jimmy H. Watson, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy Watson, Sr., Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 10th day of October, 2003.

Commission expires _____

My Commission Expires OCT. 25, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

page 717, R.O.D.C., TN. Thence from said point of beginning, leaving the margin of Hitt Lane with a new line severing the Luton property, of which this is a part, North 37 deg. 41 min. 23 sec. West 763.70 feet to an iron pin set. Thence North 60 deg. 43 min. 26 sec. East 50.00 feet to an existing iron pin at the Northwest corner of the Stafford property. Thence with Stafford's easterly line, South 33 deg. 56 min. 55 sec. East 758.00 feet to the point of beginning, containing 18,886 S.F. more of less, or 0.43 acres, more of less.

BEING the same property conveyed to Jimmy H. Watson, Sr., by Warranty Deed from Robert D. Stafford and wife, Peggy O. Stafford, recorded at Instrument No. 20020614-0072758, in the Register's Office for Davidson County, Tennessee.

Conveyed herewith is all right, title and interst of Grantor under and pursuant to a "Dedication of Easement for Ingress and Egress and Private Utilities" of record by Instrument No. 20031014-0151985, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.