Record 2nd
File Box 64

Davidson County DEEDWARR
Recvd: 10/21/03 10:09 2pgs
Fees:13.00 Taxes:284.55
20031021-0155219

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
HIGGINS & HIMMELBERG
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by JAMES NICKLAS WATSON, unmarried, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, A. ROBERT THOENY and wife, HEIDI A. THOENY, have bargained and sold, and by these presents do transfer and convey unto the said JAMES NICKLAS WATSON, unmarried, his heirs and assigns, a certain tract or parcel of land as follows:

A certain condominium apartment in the County of Davidson, State of Tennessee, described as follows, to-wit:

Unit No. 207 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in 6841, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A. Robert Thoeny and wife, Heidi A. Thoeny, by deed from Abram Kohn and wife, Ruchla Kohn, of record in Book 9848, page 408, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as: **207 Summit Ridge Drive, Nashville, TN 37215**
(___) unimproved

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JAMES NICKLAS WATSON, unmarried, his heirs and assigns, forever. And I do covenant with the said JAMES NICKLAS WATSON, unmarried, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said JAMES NICKLAS WATSON, unmarried, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 3rd day of October, 2003.

A. Robert Thoeny by Chris Thoeny
A. ROBERT THOENY
attorney in fact

Heidi A. Thoeny by Chris Thoeny
HEIDI A. THOENY
attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 3rd day of October, 2003, before me personally appeared **CHRIS THOENY,** to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of **A. ROBERT THOENY and wife, HEIDI A. THOENY,** as their attorney-in-fact, and acknowledged that such person executed the same as a free act.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires OCT 1

My Commission Expires: 10-13-04

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $71,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 3rd day of October, 2003.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires OCT 1

My Commission Expires: 10-13-04

MAP 131-5
GROUP B
PARCEL 207.00CO
07DA92134

ADDRESS OF NEW OWNERS:
JAMES NICKLAS WATSON
207 Summit Ridge Drive
Nashville, TN 37215

SEND TAX BILLS TO:
SAME