(3)

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/03 14:33 3pgs
Fees:18.00 Taxes:919.45
20031208-0175924

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $248,500.00.

Affiant

Subscribed and sworn to me on December 8, 2003.

NOTARY PUBLIC

W. CARL SPINING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
W. Carl Spining
My Commission Expires
July 24, 2004
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
W. Carl Spining
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19804SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Raymond Aneas Watt, II 1988 Trust 2716 Ocean Park Blvd. Suite 3040 Santa Monica, CA 90405	2716 Ocean Park Blvd., Suite 3040 Santa Monica, CA 90405	131-7-50

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Patrick Joseph Higdon (and wife, Dorothy Sue Higdon), Deborah Ann McFerrin (and husband, Richard Hughes McFerrin), Timothy Lee Higdon, an unmarried man, Katherine Elaine Cunningham (and husband, Jerry Thomas Cunningham), Kevin Gerard Higdon, an unmarried man and Michael Lawrence Higdon, an unmarried man, the Heirs at Law of Regina Rosa Reale Higdon, deceased**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **The Raymond Aneas Watt, II 1988 Trust,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, as shown on the Re-Subdivision of Lots 10 & 11, on the Plan of Lone Oak Court, as of record in Book 3500, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Regina Rosa Reale Higdon and her father Pat N. Reale as joint tenants with the right of survivorship by deed from Ira T. Adams and wife, Martha S. Adams, of record in Book 3643, page 251, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Pat Reale and Regina Rosa Reale Higdon by deed from Ira T. Adams and wife, Martha S. Adams, of record in Book 3857, page 237, Register's Office for Davidson County, Tennessee. The said Pat N. Reale having predeceased Regina Rosa Reale Higdon. The said Regina Rosa Reale Higdon having since died.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and paid. 2004 and subsequent County taxes are assumed by the Grantee; and
2. Matters shown on plan of record in Book 3300, page 67, as amended in Book 3500, page 128, Register's Office for Davidson County, Tennessee; and

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4306 Castleman Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on December 8, 2003.

The Heirs at Law of Regina Rosa Reale Higdon:

Patrick Joseph Higdon

Dorothy Sue Higdon

Deborah Ann McFerrin

Richard Hughes McFerrin

Timothy Lee Higdon, unmarried

Katherine Elaine Cunningham

Jerry Thomas Cunningham

Kevin Gerard Higdon, unmarried

Michael Lawrence Higdon by Patrick Joseph Higdon, unmarried

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 8, 2003, before me personally appeared Patrick Joseph Higdon and wife, Dorothy Sue Higdon to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 8, 2003.

NOTARY PUBLIC

My Commission Expires:

W. CARL SPINING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

NOTARY PUBLIC AT LARGE
W. Carl Spining
My Commission Expires
July 24, 2004
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 8, 2003, before me personally appeared Deborah Ann McFerrin and husband, Richard Hughes McFerrin to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 8, 2003.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
AT LARGE
W. Carl Spining
My Commission Expires
July 24, 2004
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 8, 2003, before me personally appeared Timothy Lee Higdon to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on December 8, 2003.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
AT LARGE
W. Carl Spining
My Commission Expires
July 24, 2004
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 8, 2003, before me personally appeared Katherine Elaine Cunningham and husband, Jerry Thomas Cunningham to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 8, 2003.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
AT LARGE
W. Carl Spining
My Commission Expires
July 24, 2004
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 8, 2003, before me personally appeared Kevin Gerard Higdon to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on December 8, 2003.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
AT LARGE
W. Carl Spining
My Commission Expires
July 24, 2004
STATE OF TENNESSEE

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 PATRICK JOSEPH HIGDON, 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 on behalf of MICHAEL LAWRENCE HIGDON, as his Attorney in Fact, as the free act and deed of the within named MICHAEL LAWRENCE HIGDON. Witness my hand and official seal this 8TH day of December, 2003.

Witness my hand and official seal on December 8, 2003.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
AT LARGE
W. Carl Spining
My Commission Expires
July 24, 2004
STATE OF TENNESSEE