Davidson County DEEDWARR
Recvd: 03/01/04 10:21 2pgs
Fees:13.00 Taxes:545.75

20040301-0022777

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Zachary Watson	New Owner	Map 147-1
302 Edgeview Drive		Parcel 176
Nashville, TN 37211		11822 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Christopher M. Trainor and wife, Simrall Trainor** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Zachary Watson, an unmarried person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 212, as shown on the map entitled Caldwell Hall, Section One, Revised, of record in Plat Book 2900, pages 57-59, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate Legal description.

Being the same property conveyed to Christopher M. Trainor and wife, Simrall Trainor by deed of record in Instrument Number 20030130-0012512, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Book 2900, pages 57-59, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 1788, page 108, as amended in Book 2929, page 117 and Book 2997, page 93, said Register's Office.

This is improved property commonly known as 302 Edgeview Drive, Nashville, Tennessee 37211.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $147,500.00.

Affiant

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me this 27 day of February, 2004.

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this _____ day of February, 2004.

Christopher M. Trainor

Simrall Trainor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Christopher M. Trainor and wife, Simrall Trainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27 day of February, 2004.

Notary Public

BARBARA KEMRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07