Davidson County DEEDWARR
Recvd: 05/04/04 15:54 2pgs
Fees:13.00 Taxes:4717.50

20040504-0050820

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$1,275,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS
30th DAY OF April, 2004.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/24/2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard H. Watts Family Limited Partnership 3384 South Mt Juliet Rd Hermitage TN 37076	Same	Map 34.06 Parcel 31

For and in 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,

Darryl Overton, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Richard H. Watts Family Limited Partnership

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:

A TRACT OF LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY OF RALPH W. C. LAMBERT, DATED AUGUST 4, 1969, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF THE EDGEFIELD AND KENTUCKY (LATER LOUISVILLE & NASHVILLE) RAILROAD, BEING THE NORTHWEST CORNER OF THE FLEM GIBBS PROPERTY; THENCE, ALONG SAID MARGIN NORTH 25 DEG. 178.3 FEET, MORE OR LESS, TO A POINT IN THE SOUTHWEST CORNER OF SAMUEL E. BENDER'S PROPERTY; THENCE, ALONG BENDER'S SOUTH LINE NORTH 75 DEG. 15' EAST 426 FEET TO A POINT IN THE CENTER LINE OF PAYNES CREEK; THENCE, SOUTH 40 DEG. 15' EAST 200 FEET TO A POINT IN GIBBS' NORTHEAST CORNER; THENCE, ALONG GIBBS' NORTH LINE SOUTH 74 DEG. 0' WEST 502.5 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM IS THAT PORTION OF LAND CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE PROPERTY LINE BETWEEN FLEM GIBBS AND JOHN GRISSIM, TRUSTEE, INTERSECTS THE PRESENT EAST MARGIN OF EDGEFIELD JUNCTION ROAD; THENCE, NORTHWARDLY 24 FEET ALONG THE PRESENT EAST MARGIN OF SAID ROAD TO A POINT; THENCE, SOUTHEASTERLY 30 FEET AROUND A CURVE THAT HAS A 25-FOOT RADIUS TO A POINT; THENCE, SOUTH 73 DEG. 30' WEST 15 FEET ALONG THE PROPERTY LINE BETWEEN FLEM GIBBS AND JOHN GRISSIM, TRUSTEE, TO THE POINT OF BEGINNING, AND CONTAINING 120 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DARRYL OVERTON, MARRIED, BY DEED FROM HOMER L. TOMLINSON AND WIFE, SUE TOMLINSON, DATED APRIL 28, 2000, AND OF RECORD IN INSTRUMENT NUMBER 20000509-0046878, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This conveyance is made subject to the following:
1) 2004 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 629 Myatt Drive, Madison, TN 37115
(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(s) this 30th day of April, 2004.

Darryl Overton

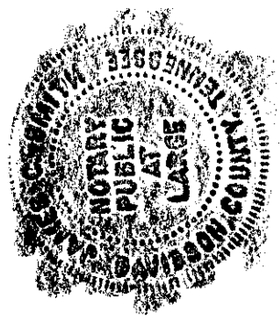
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Darryl Overton, married, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 3-27-07



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

RETURN TO:
~~This instrument prepared by:~~
GULLETT, SANDFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
Nashville, Tennessee 37238