This instrument prepared by:
, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 07/19/04 14:48 3pgs
Fees:18.00 Taxes:980.50
20040719-0085970

File No.: **2120-563424**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fourteenth day of July, 2004**, by and between **Mark H. Watson, a married man**, parties of the first part, and **Mani Zarrehparvar and wife, Sarah J. Vanderwerf**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 19, FIRST REVISION, FINAL PLAT OF THE POPLAR CREEK ESTATES PHASE V, SECTION B-2 SUBDIVISION (THE HIGHLANDS OF ALLENS GREEN), as shown on plat of record in Instrument Number 20030618-008483, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark H. Watson, a married man, by Deed from French River Development, LLC, a Tennessee Limited Liability Company, recorded December 19, 2003 of record in Instrument Number 20031219-0181448, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated ans assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **155-07-0-B 046.00 CO**

X Improved OR

Unimproved property located at: **1705 Yellow Wood Court, Nashville, Tennessee 37221**

Terry Watson joins in the execution of this deed for the sole purpose of relinquishing any right, title or interest **she** may have in the above captioned property by virtue of **her** marriage to **Mark H. Watson**, but the said **Terry Watson** does not join in the covenants and warranties of this conveyance.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mark H. Watson by Bernie Wheeler, Attorney in Fact

Terry Watson by Bernie Wheeler, Attorney in Fact

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Bernie Wheeler to me known to be the person who executed the foregoing instrument in behalf of **Mark H. Watson and Terry Watson** as **their** attorney in fact and acknowledged that he executed the same as the free act and deed of said Mark H. Watson and Terry Watson.

Witness my hand and Notarial Seal this **Fourteenth day of July, 2004.**

Sharon R. Riney
Notary Public

My Commission Expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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Owner's Name: **Mani Zarrehparvar and Sarah J. Vanderwerf**

and Address: **1705 Yellow Wood Court**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Countrywide Home Loans,
Inc.
3011 Armory Drive #120
Nashville, TN 37204

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$265,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Caroline Chappell
Affiant

Subscribed and sworn to before me this **Fourteenth day of July, 2004.**

Notary Public

My Commission Expires: 3-26-05

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.