Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $850,000.00



Affiant

Subscribed and sworn to before me, this 2nd day of September, 2004.

Notary Public
My commission expires: 9/4/05

02-0408-43423

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Johnna Benedict Watson	Wells Fargo Bank, N.A.	54-10-0-002.00
104 Kennett Road	11301 Carmel Commons Blvd, Ste 309	
Old Hickory TN 37138	Charlotte, NC 28226	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward L. Sellars and wife, Barbara H. Sellars, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Johnna B. Watson, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> LAND in Davidson County, Tennessee, being Lot No. 133 on the Plan of Section 4, Brandywine Farms, of record in Book 3700, Page 108, Register's Office for said County, to which reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Edward L. Sellars and wife, Barbara H. Sellars by deed dated 12/1/95 of record in Book 9892, Page 273, Register's Office for Davidson County, Tennessee.
>
> SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.
>
> This property is improved property known as 104 Kennett Road, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 09/08/04 13:13 2pgs
Fees:13.00 Taxes:3145.00
20040908-0108511

WITNESS my hand this 2nd day of September, 2004.

Edward L. Sellars

Barbara H. Sellars

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward L. Sellars and Barbara H. Sellars, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 2nd day of September, 2004.

Notary Public

My Commission expires 9/4/05

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005