Bk 29

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

14247

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 55,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 2004.

_____
Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: 11/25/2006

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Nigel Fontenot	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBERS 64-1-103
(NAME) 103 Braxton Park Court	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Terry T. Watts and wife, Janice L. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nigel Fontenot and wife, Jenny Fontenot

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:

LAND in Davidson County, Tennessee, being Lot No. 74, Phase One, Cleveland Hall Subdivision, as shown on the plat of record in Book 11700, page 51, corrected in Instrument Number 199912090301348, Register's Office for said County.

BEING the same property conveyed to Terry T. Watts and wife, Janice L. Watts by deed from Cleveland Hall, LLC, dated March 7, 2003, and recorded at Instrument Number 20030311-0031512

THIS conveyance is subject to: (1) taxes for 2004, prorated and assumed; (2) Declaration of Covenants, Conditions and Restrictions filed in Book 11725, page 76; (3) Charter for Cleveland Hall Homeowners Assocation, Inc. filed in Book 11725, page 70; (4) matters as shown on the plat of record in Book 11700, page 51, as corrected by Surveyor's certificate filed at Instrument No. 199912090301348; and (5) Easement to BellSouth Telecommunications filed in Book 11720, page 325, all filed in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1124 Cleveland Hall Blvd., 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 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 their hands this 5th day of October, 2004.

_____
Terry T. Watts

_____
Janice L. Watts

Davidson County DEEDWARR
Recvd: 10/07/04 15:40 2pgs
Fees:13.00 Taxes:203.50

20041007-0121475

14247

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Terry T. Watts and wife, Janice L. Watts the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of October, 2004.

My commission expires 11/25/2006

Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006