Record & Return to:

H-1828

Jack Case Wilson Associates, LLC
204 Rivergate Parkway
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 10/13/04 10:04 2pgs
Fees:13.00 Taxes:497.65
20041013-0123280

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19091G

MAP/GROUP/PARCEL:
53-6-A/99

NEW OWNER'S NAME AND ADDRESS:
Mary R. Bedient and Mike Bedient
301 Parkside Court
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, William M. Watts Jr. a/k/a William Miller Watts, an unmarried man, hereinafter called Grantor, does hereby transfer and convey unto Mary R. Bedient and husband, Mike J. Bedient, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 99, on the Plan of Revision to Lots 95 through 99, Phase One, Waterford Subdivision, as shown on plat of record in Plat Book 8250, page 217, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as 301 Parkside Court, Old Hickory, TN 37138.

Being the same property conveyed to Brian J. Law and Stephanie M. Watts, and William M. Watts, Jr. and wife, Mary R. Watts by deed of record in Book 10025, page 30, Register's Office for Davidson County, Tennessee.

Brian J. Law and Stephanie M. Watts conveyed their interest to William M. Watts, Jr. by deed of record in Instrument No. 20000106001971, Register's Office for Davidson County, Tennessee.

Mary Raylene Watts conveyed her interest to William Miller Watts by Deed of record in Instrument 20020213-0018940, recorded 02/13/2002, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

William M. Watts, Jr.
a/k/a William Miller Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, William M. Watts, Jr. a/k/a William Miller Watts, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 1st day of October 2004.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $134,500.00.

AFFIANT

Sworn to and subscribed before me, this the 1st day of October 2004.

NOTARY PUBLIC

DEBBIE WOODALL
NOTARY PUBLIC AT LARGE
My Commission Exp. Jan 28, 2006
DAVIDSON CO., TENNESSEE