WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/18/05 15:09 3 pg:
Fees:18.00 Taxes:1023.61

20050218-0018723

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 276,650.00

Carla Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry T. Watts (NAME)	New Owners (NAME)	MAP 032-00-0
4487 Jackson Road (ADDRESS)	(ADDRESS)	PARCEL 162.00
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charles Eston Vaughn and wife, Tiffany Vaughn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry T. Watts and wife, Janice L. Watts

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 the 10th Civil District of Davidson County, Tennessee, and being part of Tract Four as described according to a survey of Jackson Road tracts by G. Barry Greer and Associates dated February 9, 1973, and now being described according to a survey by Jesse Walker, RLS, PE-TN #1486 dated July 19, 1990, as follows:

BEGINNING at a point 136.05 feet north from the northwest corner of the Pioneer Christian School property as of record in Book 4604, Page 922, Register's Office for Davidson County, Tennessee, at the easterly margin of Jackson Road; thence along the margin of said Jackson Road N 14 degrees 08' W, 50.49 feet to a point being the northwest corner of said tract and the southwest corner of Tract Three; thence N 67 degrees 52' E, 581.81 feet to a point; thence N. 31 degrees 08' E, 463.7 feet to a point; thence N 16 degrees 30' E, 514.17 feet to a point; thence S 87 degrees 22' E, 164.89 feet to a dead mulberry; thence S 18 degrees 16' 20" E, 63.60 feet to a point; thence S 07 degrees 35' W. 176.04 feet to a point; thence S 48 degrees 40' E, 19.65 feet; thence S 01 degrees 04' W, 99.97 feet to a point; thence S 06 degrees 07' 20" W. 50.00 feet to a point; thence S 65 degrees 30' W, 85.00 feet to a point; thence N 83 degrees 03' W, 50.00 feet to a point; thence S 81 degrees 55' W, 95.00 feet to a point; thence S 36 degrees 00' W, 82.00 feet to a point; thence S 31 degrees 40' W, 110.00 feet to a point; thence S 08 degrees 24' W,

CONTINUED

unimproved ( )
This is improved (X) property, known as 4487 Jackson Road, Whites Creek, TN 37189
(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 our hand s this 16th day of February, 2005

Charles Eston Vaughn

Tiffany Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Eston Vaughn and wife, Tiffany Vaughn

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 Goodlettsville, Tennessee, this 16th day of February, 2005.

Commission expires _____

_____
Notary Public

DANIEL E. WISCHHOF
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
05TN00937

LEGAL DESCRIPTION CONTINUATION

130.00 feet to a point; thence S. 22 degrees 51' W, 183.00 feet to a point; thence S 29 degrees 18' W, 155.56 feet to a point; thence S 78 degrees 42' W, 599.84 feet to the point of beginning, containing 5.001, acres more or less.

BEING the same property conveyed to Charles Eston Vaughn by Warranty Deed from Jimmy E. Vaughn and wife, Barbara J. Vaughn of record in Book 8181, page 816, and by Deed of Correction in Book 8957, Page 744, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Tiffany Vaughn joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property, by virtue of her marriage to Charles Eston Vaughn.