Bk 36

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of March, 2005.

NOTARY PUBLIC AT LARGE
Notary Public
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

My Commission Expires:

JUNE E. ROWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/01/05 16:09 2 pgs
Fees:13.00 Taxes:1369.00
20050401-0035764

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jonathan David Watkins
2616 Wayland Court
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
130-15-0-58

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peter F. Kurland, married** hereinafter referred to as Grantors, hereby transfers and conveys to **Jonathan David Watkins, an unmarried person**hereinafter referred to as 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. 16 on the Plan of Harpeth View Estates, Section II as of record in Book 2330, Page 26, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Wayland Court at the common corner of Lots No. 15 and 16; thence with said Court around a curve having a radius of 40 feet northwesterly 76.7 feet to the corner Lots No. 16 and 17; thence with the line between said lots, northwesterly 177 feet; thence along the rear line of Lot No. 16, northwesterly 177 feet; thence along the rear line of Lot No. 16, northeasterly 261.3 feet to a concrete monument at the corner of Lot No. 16; thence in a southeasterly direction 234.5 feet to the corner of Lots No. 15 and 16; thence with the line between said lots, southwesterly 231 feet to the point of beginning.

Being the same property conveyed to Peter F. Kurland, unmarried by warranty deed from Larry F. Mathes and Peggy D. Mathes of record in book 6076, page 498, Register's Office for Davidson County, Tennessee , dated June 9, 1983.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2330, Page 26, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2616 Wayland Court, Nashville, Tennessee 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 31st day of March, 2005.

Peter F. Kurland

Shannon Wood *

Shannon Wood conveys any and all of her marital interest in the subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter F. Kurland and Shannon Wood, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05

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