RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43792

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 25th DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-22-05

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
LAURENCE ANDREW WATTS et ux		**161-4-19**
425 McCain Drive	Owner	**6DU 70305**
Nashville, TN 37211		

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 **I, DORRINE LEVY, Executrix of the ESTATE OF MARK LOUIS SHIMM**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURENCE ANDREW WATTS and wife, AMY LIN DODSON 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 Davidson County, Tennessee, being Lot No. 24 on the Plan of Whispering Hills Annex, of record in Book 2331, Page 133, Register's Office for said County.

Said Lot No. 24 fronts 74 feet on the southerly side of McCain Drive, and runs back between lines 177 feet on the easterly side and 194.4 feet along a broken line on the westerly side to a dead line in the rear, on which it measures 30 feet.

Being the same property conveyed to Mark L. Shimm, unmarried, by deed Jo Anne Shaver, unmarried, of record in Instrument Number 20020924-0116635, Register's Office for Davidson County, Tennessee. The said Mark L. Shimm having since died. His Will, probated in Case No.: 04P1795, names Dorrine Levy Executrix and gives authority to sell.

Unimproved ( )
This is improved (x) property known as 425 McCain Drive, Nashville, Tennessee 37211

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 my hand this 25 day of April, 2005.

Dorrine Levy, Executrix

DORRINE LEVY, EXECUTRIX

Davidson County DEEDWARR
Recvd: 05/03/05 14:55 2 pgs
Fees:13.00 Taxes:425.50

20050503-0049401

STATE OF Arizona)
COUNTY OF Pima)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared DORRINE LEVY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of MARK LOUIS SHIMM, deceased, and that she as such Executrix, executed the foregoing instrument for the purposes therein contained by signing her name as Executrix.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25 day of April, 2005.

Christine Felix

NOTARY PUBLIC

My Commission Expires: 11/30/2008

CHRISTINE FELIX
Notary Public - Arizona
Pima County
My Commission Expires
November 30, 2008