This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 052-080
PARCEL: 074.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Jeffrey Watts and wife, Bridgette Watts
516 Pontiac Court
Madison, TN 37115

SOUTHEAST TITLE OF MIDDLE TENNESSEE
555 MARRIOTT DR., SUITE 107
NASHVILLE, TN 37214
615-232-7000

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/19/05 13:20 2 pgs
Fees:13.00 Taxes:536.50
20050519-0056671

THIS INDENTURE, made this 9th day of May, 2005 between

Beverly Swafford

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Jeffrey Watts and wife, Bridgette Watts

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 137, Sequoia Valley Subdivision, Section III, as of record in Book 4460, Page 83, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Beverly Swafford, unmarried by Warranty Deed dated 6/28/2000 from Carlos Enrique Hidalgo and wife, Alexandria Mery Hidalgo of record in Instrument Number 200007100067901, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Beverly Swafford

Beverly Swafford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly Swafford the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of May, 2005.

Notary

My Commission Expires: 9/3/06

MICHAEL FERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $145,000.00.

Beverly Swafford

Affiant

Sworn to and subscribed before me, this 9th day of May, 2005.

Notary Public

My Commission Expires: 9/3/06

MICHAEL FERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY