#20041607

WARRANTY DEED

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/28/06

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Mail to:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117
24802697-1

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrian Watts	Adrian Watts	148.08-0-103.00
(NAME)	(NAME)	
4561 Xavier Drive	4561 Xavier Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, **Melbra R. Sharpe-Rachell** a married woman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adrian Watts,** a unmarried man ,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:

Being Lot No. 116 on the Plan of Section Two, Oakwood Terrace, as shown by plat and survey of record in Book 4460, Page 119, of Register's Office for Davidson County, Tennessee, to which plat reference in hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Melbra R. Sharpe-Rachell from U.S. Bank National Association f/k/a First Bank National Association Trust, acting solely in its capacity as trustee for EQQC Home Equity Loan Trust 1999-2, by special warranty deed dated 5/27/04 and recorded 6/16/04 under Instrument No. 200403160071521 in the office of the Davidson County Recorder.
Further being the same property conveyed to U.S. Bank National Association by deed dated 11/12/03 as Instrument No. 200312230182235. Marsha Allen acquired title by deed dated 5/24/93 in Book 8958, Page 440.

The property described herein is subject to:

1. County taxes for the year 2004 paid in the amount of $1,082.03 on 11/22/04 and all subsequent years property taxes, a lien not yet due and payable. All prior years paid in full.

2. Any and all matters appearing on the plat of land described as Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Section Two, Oakwood Terrace, as shown by plat and survey of record in Book 4460, Page 119, Register's Office for said county, Tennessee, to which plan reference in hereby made for a more complete and accurate description of said lot.

unimproved
This is improved **X** property, known as 4561 Xavier Drive, Antioch, TN 37013
(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 my hand this 29th day of April, 2005.

Melbra R. Sharpe-Rachell

Davidson County DEEDWARR
Recvd: 07/19/05 13:35 2 pgs
Fees:13.00 Taxes:460.65

20050719-0083850

STATE OF TN
COUNTY OF Davidson

On this 29th day of April, 2005, before me personally appeared ~~Adrian Wells~~ Melbra R. Sharpe - Rachell C.A.C. to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

CAROLE ANNE COLEMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 11/22/05

Carole Anne Coleman
Notary Public

U24802697-01R102
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LOAN# 7007004285
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