THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21433B

MAP/GROUP/PARCEL:
053-16-O/242.00

NEW OWNER'S NAME AND ADDRESS:
Jennifer L. Spradling
708 Stone Hedge Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
~~New Owner~~
Countrywide Home Loans
P.O. Box 10214
Van Nuys, CA 91410-0214

PLEASE RECORD AND RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy.
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 08/02/05 10:54 2 pgs
Fees:13.00 Taxes:444.00
20050802-0090169

WARRANTY DEED

FOR AND IN CONSIDERATION, the receipt of which is hereby acknowledged, **WILLIAM J. WATKINS AND HOLLY WATKINS, HUSBAND AND WIFE**, hereinafter called Grantors, do hereby transfer and convey unto **JENNIFER L. SPRADLING, AN UNMARRIED WOMAN,** her heirs and assigns, hereinafter called Grantee, the property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF STONE HEDGE SECTION TWO OF RECORD IN PLAT BOOK 9700, PAGE 185 REVISED IN BOOK 10159, PAGE 42, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property known as 708 Stone Hedge Drive, Old Hickory, Tennessee, 37138.

BEING the same property conveyed to the grantors herein by deed of record in Instrument Number 2000003060021898, Register's Office for Davidson County, Tennessee.

Holly Watkins, wife of William J. Watkins, joins in this conveyance for the purpose of conveying any interest, marital or other, in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

William J. Watkins

Holly Watkins

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, William J. Watkins and Holly Watkins, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Sumner County, Tennessee, on this the 28th day of July, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES
SEPTEMBER 22, 2007

CHRIS FORSYTHE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $120,000.00.

AFFIANT

Sworn to and subscribed before me, this the 28th day of July, 2005.

NOTARY PUBLIC

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

6-22-09