WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 45,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 26th day of AUGUST , 2005.

NOTARY PUBLIC

My Commission Expires: 5/9/07

LARGE

ROBERT H. LEWIS NOTARY PUBLIC DAVIDSON COUNTY TENN.

Davidson County DEEDWARR
Recvd: 08/30/05 10:20 2 pgs
Fees:13.00 Taxes:166.50

20050830-0103661

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#05070004

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Steven McWhirter, & Janet McWhirter 733 Hitt Lane Goodlettsville, TN 37072	New Owner	18-00-0 / 19.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Steven McWhirter and wife, Janet McWhirter, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Jimmy H. Watson, Sr., unmarried** , the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

Steven McWhirter *and wife*, **Janet McWhirter**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **DAVIDSON** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land in the 10th Councilmanic District of Davidson County, Tennessee, and that property conveyed to Herbert W. Luton, Jr., in (DB 2798, PG 186 RODCT), more accurately described according to a survey dated September 29, 2003 by Tommy E. Walker, R.L.S. #1465 as follows:

Beginning at an existing p.k. nail in the northerly margin of Hitt Lane, said pin being the most east northeasterly corner of the herein described tract and being the most southwesterly corner of Jimmy H. Watson, Sr., (Inst. no. 200506140072758 RODCT); Thence with the northerly margin fo said Hitt Lane S 59 degrees 44' 32" W, 60.06' to an iron pin; Thence leaving said margin N 39 degrees 01' 32"W, 1187.68' to an existing iron pin; Thence N 70 degrees 28' 46" E, 412.38' to an existing iron pin; Thence S 38 degrees 39' 54" E, 165.87' to an existing iron pin; Thence S 42 degrees 06' 57" E, 180.92' to an existing iron pin; Thence S 59 degrees 36' 33" W, 288.97' to an existing iron pin; Thence S 38 degrees 48' 16" E, 763.72' to the point of beginning containing 4.510 acres.

Being a part of the same property conveyed to the Grantors by deed of record in Book 2798, Page 186, Register's Office for Davidson County, Tennessee.

The above described tract is subject to a pond usage and maintenance easement for the use of Thomas Herbert Lutton and wife Dana Doster Luton, their heirs or assigns, for the maintenance, upkeep and use of an earthen pond, said easement being described as follows:

Beginning at a point, said point being located N 70 degrees 28' 46" E, 200.00' from the most west southwest corner of the above described tract; Thence S 41 degrees 06' 58" E, 50.00'; Thence N 70 degrees 28' 46" E, 147.38'; Thence N 41 degrees 06' 58" W, 50.00'; Thence S 70 degrees 28' 46" W, 147.38 to the point of beginning.

By his signature hereto, the Grantees agree that they will do nothing, nor will he permit others to do anything which will change the configuration of or effect the integrity of the said earthern pond.

The foregoing descriptions were prepared from a survey dated September 29, 2003, by Tommy E. Walker, Registered Land Surveyor, No. 1465.

Being all the same property conveyed to Jimmy H. Watson , Sr. by deed from Herbert W. Luton and wife Dorothy G. Luton, a/k/a Dorothy Green Luton of record as instrument #20031013-0151188, Register's Office for Davidson County, Tennessee. The address of the above described property is:

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2005 Property taxes are to be prorated and assumed by the GRANTEES.
Easement for ingress and egress of record as instrument #20031014-0151985, Register's Office for Davidson County, Tennessee.

This is UN-improved property known as: Hitt Lane, Goodlettsville, TN. 37072.

Witness our hands this 26th day of AUGUST, 2005.

Jimmy H. Watson, Sr.

Steven McWhirter (Grantee)

Janet McWhirter (Grantee)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert H. Lewis, Jr., a Notary Public in and for said County and State, the within named Jimmy H. Watson, Sr. and Steven McWhirter and Janet McWhirter the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of AUGUST, 2005.

ROBERT H. LEWIS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires MAY 30, 2007

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WARRANTY DEED

From: *Jimmy H. Watson, Sr.*
unmarried

To: *Steven McWhirter*
and wife,
Janet McWhirter

Property:
Hitt Lane
Goodlettsville, TN. 37072

This Instrument was Prepared by:
Leroy Johnston Ellis IV
Attorney at Law
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Nashville, Tennessee 37201
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:wp901