Davidson County DEEDWARR
Recvd: 08/31/05 12:19 2 pgs
Fees:13.00 Taxes:336.70

20050831-0104265

20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

D. Arnette Maples
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Cornett (NAME)	Long Beach Mortgage Company (NAME)	MAP 83-01
1695 Bubling Well Drive (ADDRESS)	320 Interstate North Pky Ste 500 (ADDRESS)	PARCEL 44.00
San Diego, CA 92154 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (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, David Watson and wife, Kathy Watson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Cornett, unmarried

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, described according to an unrecorded survey of Barry Greer and Associates dated June 12, 1974, and being parts of Lots 21 and 22 of the James Burns Subdivision of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of Granada Avenue S 87 degrees 18' 16" E. 241.19 feet from the Northeast corner of the property of James U. Locke, Jr., et ux, of record in Book 4324, Page 687, Register's Office for said County; thence along the Southerly margin of Granada Avenue S 87 degrees 18' 16" E 60.00 feet to a point; thence S 03 degrees 50' 51" W 120 feet to a point; thence N 87 degrees 18' 16" W 60.00 feet to a point; thence N 3 degrees 30' 51" E 120.00 feet to the point of beginning, containing 7,200 square feet, more or less.

Being the same property conveyed to David Watson and wife, Kathy Watson by Warranty Deed from Jackie Sizemore Robbins and Teresa Lee Robbins Bowen and Mary Elizabeth Robbins Adams, dated December 2, 2003, of record by Instrument No. 20031223-0182681 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

CONTINUED

unimproved ( )
This is improved (X) property, known as 920 Granada Avenue, Nashville, TN 37206
(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 our hand s this 25th day of August, 2005

David Watson

David Watson
Kathy Watson
By: Kathy Watson by David Watson Attorney-in-Fact
David Watson, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2005, before me, the undersigned, a Notary Public in and said for County and State, personally appeared **David Watson,** to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Kathy Watson,** as her attorney in fact, being authorized to do so, and acknowledged that he executed the same as the free act and deed of the said **Kathy Watson**

Witness my hand and official seal at Goodlettsville, Tennessee, this the 25th, day of August, 2005.

Commission Expires: 11/24/07

MARY FIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of August, 2005.

Mt Commission Expires: 11/24/07

MARY FIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Notary Public

LEGAL DESCRIPTION CONTINUATION

David Watson executes this Instrument as Attorney-In-Fact on behalf of Kathy Watson pursuant to a Specific Power of Attorney of record by Instrument No. 20050831-0104264 in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.