THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 10/07/05 08:47 2 pgs
Fees:13.00 Taxes:432.90
20051007-0121053

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
JAMES R. WATRY CATHERINA A. WATRY 406 JANETTE AVENUE GOODLETTSVILLE, TENNESSEE 37075	SAME	033-12-0-059.00

FOR AND IN 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, George W. Adams and wife, Kathleen M. Adams, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James R. Watry and Catherina A. Watry, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Sumner County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 217 on the Map of Gatewood, Section I, as of record in Book 3300 Page 47 to 52, both inclusive, Register's Office.

Said Lot No. 217 fronts 94 feet on the northeasterly side of Janette Avenue, and extends back 195.5 feet on the southeasterly line and 186.9 feet on the northwesterly line, to a dead line in the rear on which it measures 73.2 feet thereon.

Being the same property conveyed to George W Adams and wife, Kathleen M Adams from William F Hines and wife, Patricia C Hines by deed dated 10/04/78 of record in Book 5346 Page 674, said Register's Office.

This is improved property known as: 406 Janette Avenue, Goodlettsville, Tennessee 37072.

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 GRANTEE 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. Whenever 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 hands this 30th day of September, 2005.

Kathleen M. Adams
KATHLEEN M. ADAMS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen M. Adams with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 30TH day of SEPTEMBER, 2005.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 03/06/06

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $117,000.00.

Charlie McMahan
Affiant

Subscribed and sworn to before me this 30TH day of SEPTEMBER, 2005.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 03/06/06