Davidson County DEEDWARR
Recvd: 11/10/05 10:11 2 pgs
Fees:13.00 Taxes:370.00

20051110-0136289

THIS INSTRUMENT PREPARED BY: **Kevin D. Montgomery** **PREMIER ESCROW, LLC** 4301 Hillsboro Road, Suite 300 Nashville, Tennessee 37215	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Wilson The actual consideration or value, whichever is greater, for this transfer is $100,000.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2005. Notary Public My Commission Expires: 1-23-06

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jesse W. Watson and Dona M. Watson 7705 Northeast 136 Ave. Van Couver WA 98682	Same	74-4-115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **G.E.P. L.P., A TENNESSEE LIMITED PARTNERSHIP, FORMERLY KNOWN AS THE DAVID W. GAW FAMILY LIMITED PARTNERSHIP D/B/A GAW REALTY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JESSE W. WATSON AND WIFE, DONA M. WATSON,** hereinafter called the Grantees, their heirs and assigns, in a certain tract or parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, Register's Office said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to The David W. Gaw Family Limited Partnership d/b/a Gaw Realty by deed from John M. Rutledge, of record in Book 11104, page 769, Register's Office for Davidson County, Tennessee. The David W. Gaw Family Limited Partnership is now known as G.E.P. L.P., a Tennessee limited partnership.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien which have been paid.

2. All matters as shown on the Plat of record in Book 4675, page 125, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 4820, page 611; Book 4960, page 506 and Book 4969, page 667, Register's Office for Davidson County, Tennessee.

This is improved property known as 731 Linden Green, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and I covenant with the said Grantees that I am 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 I further covenant and bind my successors and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of October, 2005.

G.E.P. L.P.,
a Tennessee limited partnership

By: J.D. Management, Inc.,
a Tennessee corporation
Its Sole General Partner

By: _____
Jeffrey D. Gaw, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY D. GAW**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the PRESIDENT of the Sole General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of October, 2005.

_____
Notary Public

My Commission Expires: 8.9.09

CHRISTINE L. LAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

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