Record 181

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/05 09:37 2 pgs
Fees:13.00 Taxes:684.50
20051206-0146433

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$185,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of December, 2005

Notary Public
My Commission expires: 9/24/06
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Warren L. Coulter	America's Wholesale Lender	147-10-0-124.00
636 Watsonwood Drive	2375 N. Glenville Drive, RGV-B-195	
Nashville, TN 37211	Richardson, TX 75082	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James B. Dunn and wife, Carolyn C. Dunn**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Warren Coulter, a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 202 on the plan of Whispering Hills, Section II-A, of record in Book 2331, page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning at a point in the northeasterly margin of Watsonwood Drive at the corner of Lots 202 and 203; thence with the line between said lots northeasterly 172 feet to a point; thence northwesterly 123.6 feet to the margin of Edmondson Pike, thence with the margin of the same southwesterly 149.8 feet to the beginning of a curve, thence around said curve southeasterly 39.3 feet to the margin of Watsonwood Drive; thence with the margin of same southeasterly 100 feet to the point of beginning.

Being the same property conveyed to James B. Dunn and wife, Carolyn C. Dunn, by deed from Terry R. Eastland and wife, Joan C. Eastland, on May 10, 1972, of record in Book 4600, page 415, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE CONVEYANCE BUT EXPRESSLY EXCLUDED is the following:

Being part Lot No. 202 on the plan of Whispering Hills, Section II-A, of record in Book 2331, page 132, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point, said point being the northwestern corner 25 feet from the centerline of Edmondson Pike; thence along the existing right-of-way line of Edmondson Pike S20°05'W for 149.80 feet to a point; thence along a curve to the left of radius 25 feet for 39.3 feet to a point on the northern right-of-way line of Watsonwood Drive; thence along said right-of-way line S69°52'E for 10 feet to a point; thence along a curve to the right of radius 30 feet for 47.12 feet to a point; thence N20°08'E for 144.80 feet tot a point on the northern property line; thence along said property line N69°52'W for 5 feet to the point of beginning and containing therein an area of 933.02 square feet, more or less.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 147-10-0-124.00.
- Subject to all matters as shown on the Plan of record in Book 2331, page 132, Register's Office Davidson County, Tennessee.

This is improved property known as: **636 Watsonwood Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this December 2, 2005.

James B. Dunn
James B. Dunn

Carolyn C. Dunn
Carolyn C. Dunn

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James B. Dunn and wife, Carolyn C. Dunn** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 2, 2005

My commission expires 8/20/08

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public