REALTY TITLE
Box 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 12/27/05 12:09 2 pgs
Fees:13.00 Taxes:330.41
20051227-0153886

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $89,300.00

Affiant

Subscribed and sworn to before me, this 20 day of December, 2005.

Notary Public
My commission expires: 11-27-2006

COUNTY OF WILSON ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC

15-0512-150607

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Hugh S. Hadsock, Jr. 901 Lawrence Street Old Hickory TN 37138	SunTrust Mortgage, Inc. 201 4th Avenue No/7th Floor Nashville, TN 37219	044-15-0 153.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. Eric Watkins and wife, Linda Louise Watkins**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Hugh S. Hadsock, Jr. and wife, Deborah R. Hadsock**, hereinafter called the Grantees, their successors 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, being Lot 264, Section A, Village of Old Hickory, of record in Plat Book 1424, page 68, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to J. Eric Watkins and wife, Linda Louise Watkins by deed from Beverly Ann Thompson, unmarried, dated 11-30-94, of record in Book 9544, page 223, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 901 Lawrence Street, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 20 day of December, 2005.

J. Eric Watkins

Linda Louise Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, J. Eric Watkins and Linda Louise Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 20 day of December, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

