Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/13/06 12:06 2 pgs
Fees:13.00 Taxes:2870.84
20060113-0005445

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $775,903.00

Affiant

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

Notary Public
My commission expires: 1/27/07

NANCY E. SWYSUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Address of New Owner:	Send Tax Bills to:	Tax Information
Joel Trevor Watson	Same	153-00-0/26.00
9111 South Harpeth Rd.		
Nashville TN 37221-0000		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Thomas H Heard and wife Ann H Heard hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joel Trevor Watson and wife Elizabeth Alley Watson hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land on Poplar Creek Road east of the intersection with South Harpety Road in Nashvile, Davidson County, Tennessee Tax Map 153 Parcel 26 and being more particularly described as follows:

Beginning at an iron pin at the northeast corner of the John Harrison property as recorded in Deed Book 200404230046690
Thence leaving the north line of Harrison, North 04° 02' 53" West 734.14 feet to an iron pin set on the south line of the John D. Valiquette property as recorded in Deed Book 20000104000960
Thence; with the south line of Valiquette, North 62° 18' 57" East 82.40 feet to an iron pin found.
Thence; North 80° 24' 55" East, 227.19 feet to an iron pin found at the northwest corner of the Thomas Heard property as recorded in Deed Book 19912100301845
Thence, leaving the south line of Valiquette and with the west line of Heard, South 06° 19' 51" East, 613.89 feet to an iron pin found.
Thence, South 01° 16' 56" East, 402.74 feet to the center of Poplar Creek, said point being North 01° 16' 56" West, 51.91 feet from a PK Nail set in the center of Poplar Creek Road also being the northeast corner of John D. Valiquette property as recorded in Deed Book 200001040000960 (parcel 3.00)
Thence; the following calls with the center of Poplar Creek and the north line of Valiquette, South 83° 14' 37" West 133.91 feet
Thence, South 68° 46' 44" West 123.58 feet to the southeast corner of said John Harrison property.
Thence' leaving the center of Poplar Creek and with the east line of Harrison, North 04° 02' 53" West 283.04 feet to the point of Beginning and containing 7.00 acres according to a survey by Smith Land Surveying dated October 18, 2005

Togther with a 20' easement of record in Instrument No. 20060113-0005444 Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Thomas H. Heard and wife Ann H. Heard by deed from Willie Lee Davis and Rose M. Davis of record in Book 9243 page 185 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2006 taxes, a lien which are not yet due and payable. 2) Easement of record in Book 751 page 382 3) Dedication of right of way of record in Book 1631 page 203 4) Title to that portion of the insured property within the bounds of Poplar Creek Road 5) Easement for the flow of Poplar Creek 7) All matters appearing on survey by Howard George dated 1/31/1994 and Smith Land Surveying dated 10/18/2005

This property is improved property known as 9111 South Harpeth Rd., Nashville, Tennessee 37221-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 30th day of December, 2005.

Thomas H. Heard
Thomas H Heard

Ann H. Heard
Ann H Heard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of December, 2005.

Nancy E. Swystun
Notary Public

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

My Commission expires: 1/27/07

FILE NO: 05104