WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,900.00

James M. Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2006

Notary Public

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jimmy Jean-Philippe	NEW OWNER	Map 135
409 Black Mountain Drive		Group 14-0-A
Antioch, TN 37013		Parcel 81.00-CO

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, we

James M. Watson and wife, Regina R. Watson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jimmy Jean Philippe,an unmarried man, and Minouche Dauphin, an unmarried woman
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 96, on the Plan of Pinnacle Point Subdivision, Phase Three, of record in Plat Book 6900, Pages 391-393, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James M. Watson and wife, Regina R. Watson by deed from Karen E. Ray and husband, Thomas C. Ray, of record in Book 9371, Page 826, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6405, Page 169; Book 7032, Page 733; Book 7067, Page 739; Book 10097, Page 390; Book 7065, Page 959; Instrument 20010504-0046047; Instrument 20010504-0046048; Book 7032, Page 761, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 391-393, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 409 Black Mountain Drive, Antioch, TN 37013

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 GRANTEES 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. 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 18th day of January, 2006.

James M. Watson
James M. Watson

Regina R. Watson
Regina R. Watson

Davidson County DEEDWARR
Recvd: 01/19/06 13:49 2 pg
Fees:13.00 Taxes:539.83

20060119-0007391

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Watson and wife, Regina R. Watson, 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 Nashville, Tennessee, this 18th day of January, 2006.

My Commission Expires: 4-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.