BOX 13
10972

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 $ 287,500.00

X _____
Affiant

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

_____
Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(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:
Albert R. Watts, III	First Tennessee Home Loans	Map 171.00
5645 Valley View Road	2525 W. End Ave., Suite 350	Group
Brentwood, TN 37027	Nashville, TN 37203-1742	Parcel 44.00

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

Benjamin F. Goeser and wife, Judy L. Goeser

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Albert R. Watts, III and wife, Laura C. Watts
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:

LAND in Davidson County, Tennessee, being the northerly 75 feet of Lot No. 43 and the southerly 125 feet of Lot No. 44 on the Plan of Brentwood Gardens Subdivision, of record in Book 1130, Page 16, Register's Office for Davidson County, described as follows:

Beginning on the westerly margin of Valley View Road, at a point 1525 feet south of the southerly margin of Old Hickory Boulevard; thence with the westerly margin of said Valley View Road, southwardly 147 feet to the beginning of a curve, continuing with the westerly margin of said Road and along said curve, southwardly 53 feet to the northeast corner of a part of Lot No. 43 conveyed to Ernest Stampfli, Jr. and wife, by deed from Curtis B. Haley, Trustee, of record in Book 1371, page 305, said Register's Office; thence with said Stampfli's northerly line, westwardly 444 feet to the western boundary line of said Brentwood Gardens Subdivision; thence with said line; northwardly 200 feet; thence eastwardly 436.5 feet, more or less, to the beginning.

BEING the same property conveyed to Benjamin F. Goeser and Judy L. Goeser, husband and wife by deed from W.D. Kilpatrick and wife, Mary Jane Kilpatrick, of record in Instrument 20011001-0105730, dated September 28, 2001, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4020, Page 59, Register's Office for said County.

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 Book 1130, Page 16, 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 5645 Valley View Road, Brentwood, TN 37027

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.

Davidson County DEEDWARR
Recvd: 01/26/06 11:24 2 pgs
Fees:13.00 Taxes:1100.75
20060126-0009948

Witness our hands this 18th day of January, 2006.

Benjamin F. Goeser

Judy L. Goeser

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 Benjamin F. Goeser and Judy L. Goeser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she 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: 01/27/07

Notary Public

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