THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Stephen D. Watson
1613 Rachel Way
Old Hickory, TN 37138

MORTGAGEE
Vision Mortgage Professionals, Inc.
115 Castle Heights Ave., Suite 206
Lebanon, TN 37087

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 064-03-0-A-066.00 CO

Davidson County DEEDWARR
Recvd: 01/27/06 11:38 2 pgs
Fees:13.00 Taxes:1237.65
20060127-0010629

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Anthony R. Bernui and wife, Mary Beth Bernui,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stephen D. Watson and wife, Stacey Watson,** 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. 94 on the Plan of Brandywine Pointe, Phase Twelve, Section One, as of record in Plat Book 7900, Page 881; Surveyor's Certificate of Correction of record in Book 9828, Page 822l, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Anthony R. Bernui and wife, Mary Beth Bernui by deed of record from Zaring Homes, Inc. dated June 7, 1996 of record in Book 10080, Page 309, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to Restrictive Covenants of record in Book 8120, Page 170; Book 8671, Page 484; Book 9010, Page 627; Book 9544, Page 69 and re-recorded in Book 9576, Page 247, Register's Office, Davidson County, Tennessee.
This conveyance is subject to Notes on the Plat of record in Plat Book 7900, Page 881 with a surveyors correction of record in Book 9828, Page 822, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines, if any.

This is improved property known as **1613 Rachel Way 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 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 26th day of January, 2006.

Anthony R. Bernui

Mary Beth Bernui

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anthony R. Bernui and wife, Mary Beth Bernui, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of January, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $334,500.00.

AFFIANT

Subscribed and sworn to before me this 26th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: _____

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008