Box8

WARRANTY DEED

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2006

Notary Public:

MY COMMISSION EXPIRES:
(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:
~~Ashley Clark~~ Judith Watkins	Same	Map 155
4629 Sandy Creek Dr.		Group 15-0-A
Nashville, TN 37221		Parcel 47.00-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

Kurt L. Dietz and wife, Vicki D. Dietz

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

~~Ashley Clark and Tiffany Watkins~~ Judith Watkins, married

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 Lot No. 47 on the Plan of Stonemeade, Section III, of record in Plat Book 7900, Page 478, Register's Office, Davidson County, Tennessee.

Said Lot No. 47 fronts 44.97 feet on the easterly margin of Sandy Creek Road and extends back 112.56 feet on the northwesterly line and 109.96 feet on the southerly line to a dead line in the rear, measuring 132.20 feet thereon.

Being the same property conveyed to Kurt L. Dietz and wife, Vicki D. Dietz, by deed from Shawn T. Wilson and wife, Kerry C. Wilson of record in Instrument 199912170304312, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 7701, Page 290; Book 8349, Page 43; Book 8517, Page 992; Book 8810, Page 840, 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 7900, Page 478, 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 4629 Sandy Creek Dr., Nashville, TN 37221

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 28th day of February, 2006.

Kurt L. Dietz

Vicki D. Dietz

Davidson County DEEDWARR
Recvd: 03/03/06 10:31 2 pgs
Fees:13.00 Taxes:873.20
20060303-0024824

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 Kurt L. Dietz and wife, Vicki D. Dietz, 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 this 28th day of February, 2006.

My Commission Expires: 01/24/09

Notary Public

