This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
M. Lee Barrett, Jr.
976 Murfreesboro Road
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 03/28/06 15:42 2 pgs
Fees:13.00 Taxes:289.34
20060328-0035361

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 147-04
PARCEL 28.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles Jasper Watson and Peggy Jo Garrett, children of Carmine Watson, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto M. Lee Barrett, Jr., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 83, on the Plan of Beverly Heights Subdivision, Section II, of Record in Plat Book 2331, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Charles Jasper Watson and Peggy Jo Garrett, by Quitclain Deed from Carmine Watson, retaining a life estate, of Record in INST: 20040109-0003918, Register's Office for Davidson County, Tennessee. The said Carmine Watson having since died.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines of record in INST: 20040109-0003918, said Register's Office.

Taxes for 2005 have been pro-rated and assumed by grantee.

This is improved property known as 4817 Foley Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M. Lee Barrett, Jr., its successors and assigns, forever; and we, Charles Jasper Watson and Peggy Jo Garrett, children of Carmine Watson do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of June, 2005.

Charles Jasper Watson
Charles Jasper Watson

Peggy Jo Garrett
Peggy Jo Garrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles Jasper Watson and Peggy Jo Garrett, children of Carmine Watson the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15 day of June, 2005.

Johnnie A Luken
NOTARY PUBLIC

JOHNNIE A. LUKEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:

My Commission Exp. Nov. 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 78,200.00.

M. Jane Garrett
AFFIANT

Subscribed and sworn to before me this 15th day of June, 2005.

Johnnie A Luken
NOTARY PUBLIC
My Commission Expires:

JOHNNIE A. LUKEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Exp. Nov. 22, 2008