Davidson County DEEDWARR
Recvd: 04/05/06 10:17 2 pgs
Fees:13.00 Taxes:1054.13

20060405-0038970

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
2528 N. Mt. Juliet Road
MT. JULIET, TN 37122
06TN01094

WARRANTY DEED

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$284900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
31th day of March, 2006

Notary Public

MY COMMISSION EXPIRES: 2-24-09

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 2528 N. MT. JULIET ROAD, MT. JULIET, TN 37122

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane Reeves **1221 Lilac Drive** **Hermitage, TN 37076**	AEP INC. P.O. Box 146 Hermitage, TN 37076	075-12-0-E-032

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,

Terry T. Watts and wife Janice L. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Diane Reeves, a married 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:

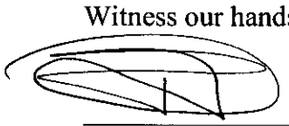
Being Lot No. 11, on the Plan of the Resubdivision of Lots 9, 10 and 11, Blossom Tract, as shown on plat of record in Instrument No. 20011211-0136455, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Terry T. Watts and wife, Janice L. Watts, by Warranty Deed from Blossom Trace, LLC, dated 8-16-02 and recorded 8-26-02 in Instrument No. 20020826-0102952, Register's Office for Davidson County, Tennessee.

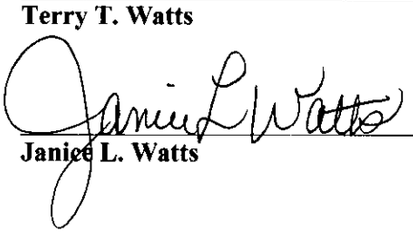
Subject to Declaration of Covenants, Conditions and Restrictions & Charter of record in Instrument No. 20010724-0078292; and all matters shown on plans of record in Instrument Nos. 20011211-0136455 and 20010920-0101745, as corrected in Instrument No. 20011025-0116872, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1221 Lilac Drive, Hermitage, TN 37076**
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 31th day of March, 2006.



Terry T. Watts



Janice L. Watts

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry T. Watts and wife Janice L. Watts 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 at Mt. Juliet, Tennessee, this 31th day of March, 2006.

Commission Expires: 2-24-09

Notary Public

