Davidson County DEEDWARR
Recvd: 04/17/06 10:19 2 pgs
Fees:13.00 Taxes:436.60

20060417-0043109

WARRANTY DEED

P-FSBO-06-3846

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Dana P. Mason
Affiant

Subscribed and sworn to before me, this 20th DAY OF March, 2006.

Annie Cozart
Notary Public

MY COMMISSION EXPIRES 2/23/10
(AFFIX SEAL)

ANNIE COZART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: 02/23/2010

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Watson	ABN AmRo Mortgage Group, Inc. ~~To Be Determined~~	
3846 Creekside Drive (ADDRESS)	(NAME) 1201 E. Lincoln	148.10-81.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(ADDRESS) Madison Heights, MI 48071 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL D. DUDEK AND LORI A. DUDEK, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS L. WATSON AND WIFE, CONNIE L. WATSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 10, Blanchard Heights, Section 1, as shown on plat of record in Plat Book 2663, page 62 & 63, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael D. Dudek and Lori A. Dudek, husband and wife, by deed from Stephen M. Dowd and Gracie L. Dowd, husband and wife, dated August 26, 1996 and filed of record in Book 10171, Book 549, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3846 Creekside Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 20th day of March, 2006.

Michael D. Dudek

Lori A. Dudek

STATE OF Tennessee
COUNTY OF Davidson

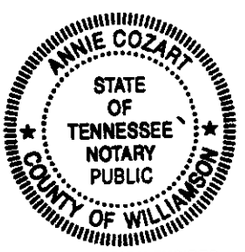
On this the 20th day of March, 2006, before me personally appeared Michael D. Dudek and Lori A. Dudek, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of March, 2006.

Notary Public

My Commission Expires: 2/23/10

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959