03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $64,000.00

Affiant

Subscribed and sworn to before me, this 6th day of April, 2006.

Notary Public
My commission expires: 02/03/10

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Davidson County DEEDWARR
Recvd: 04/17/06 15:44 2 pgs
Fees:13.00 Taxes:236.80
20060417-0043594

03-0603-33492

Address of New Owner:	Send Tax Bills to:	Tax Information
Sherry Ann Watkins	Equifirst Mortgage Corp.	081-03-0-114.00
2117 14th Avenue North	500 Forest Point Circle	
Nashville TN 37208	Charlotte, NC 28273	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen C. Fouche, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Sherry Ann Watkins, hereinafter called the Grantee, her successors 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. 30, on the Plan of Buenavista, of record in Book 57, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen C. Fouche by deed from Bessie Burton, dated September 22, 2005, of record in Instrument No. 20051005-0119736, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2117 14th Avenue North, Nashville, TN 37208

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 hand this 6th day of April, 2006.

Stephen C. Fouche

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen C. Fouche, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 6th day of April, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 02/03/10

