WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Raymond A. Watt Family 1988 Trust	SAME	Map 132-2
(NAME)	(NAME)	
4008 Newman Place		Parcel 56
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CRAIG W. ANDERSON AND WIFE, LINDA S. ANDERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE RAYMOND ANEAS WATT, II 1988 TRUST DATED DECEMBER 15, 1988**, 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 the 16th, formerly the 11th and 7th, Civil Districts of Davidson County, Tennessee, being a part of Lot No. 16 on the Revised Plat of parts of Thompson's Glen Leven Subdivision, of record in Plat Book No. 3, Page 20, Chancery Court at Nashville, Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Newman Place at a point 37.5 feet south of the corner of Lot No. 16, being the southwest corner of the property conveyed to William Gupton and wife by deed from J. Carlton Loser and wife, Pearl Dean Loser, of record in Book 1085, page 126, Register's Office for Davidson County, Tennessee; thence easterly with Gupton's southerly line 220.5 feet, more or less, to a steel fence with corner steel post set in concrete; thence southerly along said steel fence 287.5 feet to the south line of said Lot No. 16, said point being in the north margin of a 25-foort strip of land lying immediately south of said Lot No. 16; thence westerly along the northerly margin of said 25-foot strip 220.5 feet, more or less, to the easterly margin of said Newman Place; thence northerly along the easterly margin of said Newman Place 287.5 feet to the point of beginning.

Being the same property conveyed to Craig W. Anderson and wife, Linda S. Anderson, by deed from Bette B. Vallett, Trustee of the Betty B. Vallett Trust Under Agreement Dated November 25, 1991 of record in Book 11524, page 293, said Register's office.

This conveyance is subject to (a) 2006 real property taxes, which have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 3, page 20, Chancery Court at Nashville, Davidson County, Tennessee.

The acreage mentioned in the legal description is only for convenience in identifying the tract insured. No insurance is afforded as to the exact amount of acreage contained in the property described herein

Davidson County DEEDWARR
Recvd: 04/18/06 09:05 2 pgs
Fees:13.00 Taxes:4625.00
20060418-0043796

unimproved ☐

This is improved ☒ property, known as 4008 Newman Place, Nashville, TN 37204

(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 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 10TH day of April, 2006.

Craig W. Anderson

Linda S. Anderson

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 Craig W. Anderson and Linda S. Anderson, the bargainor, 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 at Nashville, Tennessee this 10th day of April, 2006.

Commission expires:

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public