ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Samuel Thomas Bowman Christy Dawn Steinhauser 7721 Saddle Ridge Court Nashville, TN 37221	Wells Fargo Bank, N.A. #708, ISAOA 3480 Stateview Blvd, ATTN: X7802-019 Ft. Mill, SC 29715	MAP and PARCEL 12700022600

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 04/19/06 10:39 2 pgs
Fees:13.00 Taxes:1177.71

20060419-0044705

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Mark A. Watson and Lauren D. Watson, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Samuel Thomas Bowman and Christy Dawn Steinhauser, joint tenants with the right of survivorship and not tenants in common** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 36, Saddle Ridge, Section 2, of record in Book 5200, Pages 366 and 367, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

Being the same property conveyed to Mark A. Watson and wife, Lauren D. Watson, by Warranty Deed dated May 1, 1997, from B.K. Barnes and C.J. Barnes, of record in Book 10447, Page 47, Register's Office for Davidson County, Tennessee.

This is property with a common address of 7721 Saddle Ridge Court, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 5200, Pages 366 and 367, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 5686, Page 550, said Register's office.

Samuel Thomas Bowman and Christy Dawn Steinhauser are both unmarried.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $318,301.00

Affiant

Subscribed and sworn before me this 18th day of April, 2006.

Notary Public

My Commission Expires: 11/14/2009

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **18th** day of **April, 2006**.

Mark A. Watson

Lauren D. Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Mark A. Watson and Lauren D. Watson, husband and wife** , with whom I am personally acquainted, or who 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 office this **18th** day of **April, 2006**.

Notary Public
My Commission Expires: 11/14/2009

File No. 0604-036

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009