# WARRANTY DEED

B-CBB-06-2761

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,970.00 *

Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2006.

Notary Public

My Commission Expires November 14, 2009

PRISCILLA PARKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave S
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lynette M. Watson | Countrywide Home Loans, Inc. | |
| 2761 Welshcrest Drive (ADDRESS) | 801 Crescent Center Drive, Ste. 510 (ADDRESS) | 149-15A 221.00CO |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (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 REGINALD D. BOOKER AND STACY C. NEWTON-BOOKER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LYNETTE M. WATSON AND HUSBAND, WILLIAM F. 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. 81 ON THE PLAN OF SECTION FOUR, CAMBRIDGE FOREST OF RECORD IN INSTRUMENT NO. 20000918-0092192, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO REGINALD D. BOOKER AND WIFE, STACY C. NEWTON-BOOKER BY WARRANTY DEED FROM VICTORIA L. GREER AND WALTER L. GREER, WIFE AND HUSBAND, RECORDED ON THE 29TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050629-0074749, IN THE REGISTER'S OFFICE OF 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 2761 Welshcrest Drive, Antioch, Tennessee 37013
(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 25th day of April, 2006.

Reginald D. Booker

Stacy C. Newton-Booker by Reginald D. Booker, Attorney-In-Fact

Stacey

Davidson County DEEDWARR
Recvd: 05/04/06 11:18 2 pg
Fees:13.00 Taxes:743.59

20060504-0051941

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Reginald D. Booker, the within named bargainor, 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, this the 25th day of April, 2006.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 25 day of April, 2006, before me personally appeared Reginald D. Booker to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Stacey Newton-Booker and who acknowledged that he/she executed the same as the free act and deed of the said Stacey Newton-Booker by virtue of that Power of Attorney, duly executed by the said Stacey Newton-Booker on _____, 2006 and recorded concurrently herewith in Instrument No. 20060504-0051940 or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 25 day of April, 2006.

_____
NOTARY PUBLIC

My Commission Expires: _____

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903