Record 1st

Return to:
LandCastle Title
810 Crescent Center Drive
Suite 280
Franklin, Tennessee 37067

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2006.

My Commission Expires June 2009

Notary Public
My commission expires:

Davidson County DEEDWARR
Recvd: 05/05/06 13:52 2 pgs
Fees:13.00 Taxes:740.00
20060505-0052656

ANGELA R. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

02-0603-44660

Address of New Owner:	Send Tax Bills to:	Tax Information
Ashley Welch 302 Edgeview Drive Nashville TN 37211	AShley Welch 302 Edgeview Drive Nashville, TN 37211	147-01-0-176

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Zachary Watson, Married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ashley Welch, hereinafter called the Grantees, their 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. 212 on the Plan of Caldwell Hall, Section One Revised, of record in Plat Book 2900, Page 57-59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher M. Trainor and wife, Simrall Trainor by deed from W. Alan Ryan and wife, Kristie R. Prichard, dated 1-27-03, of record in Instrument No. 20030130-0012512, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Zachary Watson by deed from Christopher M. Trainor and wife, Simrall Trainor, dated 2-27-04, of record in Instrument No. 20040301-0022777, Register's Office for Davidson County, Tennessee. Kim C. Watson, spouse of vested owner, joins in the execution of this instrument to convey any martial interest she may have in said property.

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 302 Edgeview Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of March, 2006.

Zachary Watson

Kim C. Watson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 30th day of March, 2006.

State of Tennessee at Large

My Commission expires 9/8/09