Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County	DEEDWARR
Recvd: 05/08/06 11:52	2 pgs
Fees:13.00 Taxes:777.00	
20060508-0053315	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 5th day of April 2006.

Notary Public
My commission expires: 1/27/07

NANCY E. SWYSTUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven C. Boone	SunTrust Mortgage, Inc.	091-15-0-165.00
323 51st Ave North	201 4th Avenue North 7th Floor	
Nashville TN 37209	Nashville, TN 37203	

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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Charles W. Watson, a married person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Steven C. Boone and wife, Shay M. Boone, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Beginning on the westerly margin of 51st Avenue, North at a point 520 feet southerly from the southerly margin of Charlotte Avenue, thence with the westerly margin of said 51st Avenue southerly 50 feet to the northerly margin of an alley, thence with said alley westerly 140 feet to the easterly margin of a proposed alley or street; thence with said alley or street northerly 50 feet; thence easterly 140 feet to the beginning.

Being the same property conveyed to Charles W. Watson by Deed of record in Book 10473, Page 240, recorded 6/2/1997, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Taxes for the year 2006, a lien, which are not yet due and payable. Tax Parcel No. 091-15-0-165.00

This property is improved property known as 323 51st Ave North, Nashville, Tennessee 37209

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27 day of April, 2006.

Charles W. Watson

Denny Mendez Watson By Charles W. Watson attorney-in-fact

Denny Mendez Watson
By: Charles W. Watson, Attorney In Fact
Who joins in this conveyance to convey any martial interest she may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Watson, the bargainor(s), 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 Brentwood, Tennessee, this 27th day of April, 2006.

Nancy E. Swystun
Notary Public

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

My Commission expires: 1/27/07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of April, 2006, before me personally appeared Charles W. Watson 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 Denny Mendez Watson acknowledged that such person executed the same as the free act and deed of Denny Mendez Watson.

Nancy E. Swystun
Notary Public

My Commission expires 1/27/07

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

FILE NO: WG1336