Davidson County DEEDQC
Recvd: 05/08/06 13:20 2 pgs
Fees:12.00 Taxes:0.00

20060508-0053393

This Instrument Prepared By & Return to:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6060237
Information in this document furnished by the parties and relied upon by the preparer of this document.

# QUITCLAIM DEED

Map and Parcel 149-15-0-A 221.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **William F. Watson,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Lynette M. Watson** all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of located in Davidson County, 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 Lynette M. Watson and husband, William F. Watson by Warranty Deed from Ronald D. Booker and wife, Stacy C. Newton-Booker, dated 4/25/06, recorded_____, in Instrument No. 20060504-0051941, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Easements and/or setback lines of record in Plat Instrument No. 20000918092192, said Register's Office; Restrictive covenants of record in Book 10332, page 1, Book 10774, page 723, Instrument No. 200202210022798, and Instrument No. 200210230130058, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 8TH day of MAY, 2006.

William F. Watson

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 8 day of May, 2006, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William F. Watson** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

3/15/08
My Commission Expires:

JANET L. OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF

**The actual consideration or value, whichever is greater, for this transfer is $0.00.**

Affiant

Subscribed and sworn to before me this _____ day of _____, 2006.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Lynette M. Watson
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 20 06
Deputy Register

New Owner:
Lynette Watson
2761 Wellsherest Dr.
Antioch, TN 37013

Lender (to send tax bills)

Countrywide Home Loans, Inc.
801 Crescent Center Drive, Ste. 510
Franklin, TN 37067