Davidson County DEEDWARR
Recvd: 05/31/06 13:00 2 pgs
Fees:13.00 Taxes:715.95

20060531-0063820

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $193,500.00

Bari Watson
Affiant

Subscribed and sworn to before me, this 25th day of May, 2006.

Deborah K. Devine
Notary Public
My commission expires: 11/22/08

07-0605-82744

Address of New Owner:	Send Tax Bills to:	Tax Information
Bari Watson	1st Trust Bank for Savings	117-07-0-D-003.00CO
132 Matthew Ln.	P.O. Box 17257	
Nashville TN 37215	Memphis, TN 38187-0257	

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, Roy M. Neel and wife, Regina M. Clad, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bari Watson, 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 Unit No. 3, on the Plan of Park Green Amended Condominium Site, of record in Book 6250, Page 253, together with the Master Deed of Park Green Amended Condominium Site, of record in Book 6247, Page 872; Book 6453, Page 717; and Book 8430, Page 364, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy M. Neel and Regina M. Clad by deed from Lois S. Cummings, dated December 6, 2002, of record in Instrument No. 20021213-0153958, Register's Office for Davidson County, Tennessee.

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 132 Matthew Ln., Nashville, TN 37215

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 25th day of May, 2006.

Roy M. Neel

Regina M. Clad

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roy M. Neel and Regina M. Clad, 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 Franklin, TN, this 25th day of May, 2006.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/22/08

