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

WARRANTY DEED

B-FFM-06-2426

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Tracie Watson
Affiant

Subscribed and sworn to before me, this 20th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/26/06 08:09 3 pgs
Fees:18.00 Taxes:377.40
20060726-0089786

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracie Watson	Tracie Watson	
2426 Meharry Boulevard (ADDRESS)	(NAME) 2426 Meharry Boulevard (ADDRESS)	92-2-350.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BLANCHE DELORES WATSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TRACIE WATSON, unmarried, 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:

BEING THE WESTERLY 57 FEET 9 INCHES OF THE SOUTHERLY PART OF LOT NO. 38 ON THE PLAN OF THE BOYD MCNAIRY PROPERTY, AS OF RECORD ON THE FRONT FLY LEAF OF BOOK 16, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:□□BEGINNING ON THE NORTHERLY MARGIN OF MEHARRY BOULEVARD, FORMERLY HEFFERNAN STREET, AT A POINT 57 FEET 9 INCHES WEST OF THE SOUTHWEST CORNER OF LOT NO. 11 ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF CERTAIN LOTS IN E. T. HOLMAN'S SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 90, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERLY MARGIN OF MEHARRY BOULEVARD WESTWARDLY 57 FEET 9 INCHES TO THE WESTERLY LINE OF LOT NO. 38; THENCE WITH SAID LINE NORTHWARDLY 176 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF A PROPOSED ALLEY; THENCE WITH SAID PROPOSED ALLEY EASTWARDLY 57 FEET 9 INCHES TO A POINT 57 FEET 9 INCHES WEST OF THE NORTHWEST CORNER OF SAID LOT NO. 11; THENCE SOUTHWARDLY 176 FEET, MORE OR LESS, TO THE BEGINNING.□□INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE STATE OF TENNESSEE IN BOOK 4157, PAGE 888.□□BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF AN ALLEY, SAID POINT BEING THE COMMON CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO MARSHALL D. USERY, AS OF RECORD IN BOOK 2017, PAGE 547, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND A CERTAIN TRACT OF LAND CONVEYED TO PLEASANT GREEN BAPTIST CHURCH, AS OF RECORD IN BOOK 1372, PAGE 523, SAID REGISTER'S OFFICE; THENCE WITH THE COMMON LINE S 8° 21'24" E 77.59 FEET TO A POINT; THENCE WITH THE LINE OF SEVERANCE N 64° 55' 32" E 60.29 FEET TO A POINT ON THE COMMON LINE BETWEEN SAID URSERY'S PROPERTY AND A CERTAIN TRACT OF LAND CONVEYED TO MINNIE KEEBLE, AS OF RECORD IN BOOK 882, PAGE 427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE ALONG THE COMMON LINE N 8° 21' 24" W 59.21 FEET TO A POINT ON THE SOUTHERLY MARGIN OF AN ALLEY, SAID POINT BEING THE COMMON CORNER OF THE LAST DESCRIBED TRACTS; THENCE ALONG THE SOUTHERLY MARGIN OF AFORESAID ALLEY AND THE NORTHERLY BOUNDARY OF SAID URSERY PROPERTY, S 82° 40' 17" W 57.75 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY WAS INADVERTANTLY OMITTED FROM QUITCLAIM DEED OF RECORD IN BOOK 8413 PAGE 862 , REGISTER'S DEED FOR DAVIDSON COUNTY, TENNESSEE. THE SAID PROPERTY WAS PREVIOUS DEEDED TO THE STATE OF TENNESSEE IN BOOK 4157, PAGE 888 SAID REGISTER'S OFFICE.□□

BEING THE SAME PROPERTY CONVEYED TO BLANCHE DELORES WATSON BY QUIT CLAIM DEED FROM FRANK E. CLAYTON, TRUSTEE, RECORDED ON THE 5TH DAY

OF AUGUST, 1991 IN DEED BOOK 8413, PAGE 862, 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 2426 Meharry Boulevard, Nashville, Tennessee 37207

(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 20th day of July, 2006.

Blanche Delores Watson

William R. Watson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Blanche Delores Watson and William R. Watson, 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 20th day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)

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