WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd ~~4th~~ day of August, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Zeno Gant	Wells Fargo Home Mortgage, Inc.	Map 150
3133 Windsor Green Dr.	3480 Starview Blvd., X7802-019	Group 04-0
Antioch, TN 37013	Ft. Mill, SC 29715	Parcel 034.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Richard A. Watson and wife, Deborah M. Watson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Zeno Gant and wife, Lesley Gant

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 533, on the Plan of Kensington of Priest Lake, Section 1-B, of record in Book 6250, Page 150, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard A. Watson and wife, Deborah M. Watson by deed from Daniel C. Loewenthal and wife, Helen E. Loewenthal, of record in Book 10308, Page 840, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 7149, Page 669, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 150, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3133 Windsor Green Dr., Antioch, TN 37013

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 3rd ~~4th~~ day of August, 2006.

Richard A. Watson

Deborah M. Watson

Davidson County DEEDWARR
Recvd: 08/07/06 15:34 2 pgs
Fees:13.00 Taxes:682.65

20060807-0096857

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Watson and wife, Deborah M. Watson, 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 Nashville, Tennessee, this 3rd day of August, 2006.

My Commission Expires: 3/31/08

Notary Public

