Prepared by:
Realty Title & Escrow Company, Inc.
1187 Old Hickory Blvd., Suite 100
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/22/06 13:42 2 pgs
Fees:13.00 Taxes:1193.25

20060822-0103420

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $322,500.00

Affiant

Subscribed and sworn to before me, this 18th day of August, 2006.

Notary Public
My commission expires: 1/24/09

01-0607-24923

Address of New Owner:	Send Tax Bills to:	Tax Information
Tommy Dee Watrous 5544 Trousdale Dr. Brentwood TN 37027	SAME	160-12-0-143

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, **Donald A. Ernst and wife, Shirley J. Ernst**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **to Tommy Dee Watrous and wife, Lucy Watrous**, 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 Lot No. 162, on the Plan of Phase 2, Hearthstone, of record in Book 5200, Page 323, as amended in Book 6033, Page 88, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald A. Ernst and wife, Shirley J. Ernst by deed from Michael W. Terwilliger, and wife Marcia P. Terwilliger, dated July 14, 2004, recorded July 16, 2004, of record in Instrument No. 20040716-0085088, 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 5544 Trousdale Dr., Brentwood, TN 37027

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 18th day of August, 2006.

Donald A. Ernst

Shirley J. Ernst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald A. Ernst and Shirley J. Ernst, 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 Brentwood, TN, this 18th day of August, 2006.

Amanda Vaughn

State of Tennessee at Large

My Commission expires 1/24/09

AMANDA VAUGHN NOTARY PUBLIC DAVIDSON COUNTY