Box 5

Send Tax Statements To:
New Owner
Mortgage Services
3000 Leadenhall Rd.
Mt. Laurel, NJ 08054

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
Michelle Watts
809 Beazer Lane
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 09/08/06 08:33 2 pgs
Fees:13.00 Taxes:545.75

20060908-0111136

Map 163-11-OC-059.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JOSEPH J. LOZEAU, JR. and wife, LINDA A. LOZEAU,** has this day bargained and sold and does hereby transfer and convey unto, **MICHELLE WATTS,** unmarried, **and BARBARA WATTS,** unmarried, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

Being all of Lot No. 59, Revised Belle Forge Village III, Section Five, according to plat and survey appearing of record in Plat Book 6900, page 632, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Joseph J. Lozeau, Jr. and wife, Linda A. Lozeau, by deed from Randall Phillips Builders, Inc., dated June 26, 1989, appearing of record in Book 7874, page 183, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Book 7461, page 530, in Book 7464, page 967, in Book 7508, page 659, and in Instrument Number 20010627-0068130; By-Laws of record in Instrument Number 20010627-0068129, and in Instrument Number 20050810-0094532; Easement to Metro of record in Book 6859, page 672; Surveyor's Certificate of Correction(s) of record in Book 7524, page 552; Charter of Homeowner's Association of record in Book 7483, page 989, and Amended of record in Book 8154, page 962; Easement Agreement of record in Book 7224, page 246; Deed of Conveyance to Metro of record in Book 7026, page 922; to any and all matters shown on said plat and survey of record in Plat Book 6900, page 632; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **MICHELLE WATTS,** unmarried, **and BARBARA WATTS,** unmarried, their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5th day of September, 2006.

Joseph J. Lozeau, Jr.

Linda A. Lozeau

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Joseph J. Lozeau, Jr., and wife, Linda A. Lozeau,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 5th day of September, 2006.

RHONDA D. DAVIS NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 6-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $147,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me, this the 5th day of September, 2006.

NOTARY PUBLIC
My Commission Expires:

RHONDA D. DAVIS NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN