Davidson County DEEDWARR
Recvd: 09/13/06 13:02 1 pgs
Fees:13.00 Taxes:318.20

20060913-0113393

WARRANTY DEED

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AT-20060226

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of September, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Vaquita C. Birdsong	SAME	050-10-0 085.00
201-A West Cedar St.		
Goodlettsville, TN 37072		

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 consideration, the receipt of which is hereby acknowledged, I/we, Leland D. Watts, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Vaquita C. Birdsong, an unmarried woman, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being all of Lot No. 49, on the Plan of Chesapeake Homes, Section Three, as of record in Book 5200, page 640, Register's Office for Davidson County, Tennessee, to which plat reference is herby made for a more complete and accurate legal description.

Being the same property conveyed to Leland D. Watts, married form Larry G. Jordan and wife, Mattie Jordan by Warranty Deed dated June 22, 2005 and recorded June 23, 2005 in Instrument #20050623-0072001, Register's Office for Davidson County, Tennessee. Said Deed also acquired on September 14, 1993 in Book 9083, page 992, said Register's Office.

( ) **unimproved**
This is (X) improved property know as 3341 Chesapeake Circle, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 11th day of September, 2006

Leland D. Watts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Leland D. Watts , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 11th day of September, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY