Davidson County DEEDWARR
Recvd: 09/21/06 11:32 2 pgs
Fees:13.00 Taxes:658.60

20060921-0117116

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 200
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $178,000.00

Tami E. Watkins
Affiant

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Subscribed and sworn to before me, this 19th day of September, 2006.

Theresa D. Dorsey
Notary Public
My commission expires: 09/21/09

13-0609-130353

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tami E. Watkins	Countrywide Home Loans	151-09-0-A-132
4705 Derbyshire Drive	1520 Memorial Blvd. Suite 104	
Antioch TN 37013	Murfreesboro, TN 37129	

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, **Matthew Fairchild and wife, Tiffany Fairchild**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tami E. Watkins and husband, William T. Watkins, III**, 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. 132, on the Plan of Phase I, Section I, Long Hunter Chase, a Planned Unit Development, of record in Book 7900, Pages 829-831, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Fairchild and wife, Tiffany Fairchild by deed from Primacy Closing Corporation, dated 7-02-02, recorded 7-15-02, of record in Instrument No. 20020715-0084665, 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 4705 Derbyshire Drive, 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, 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 19th day of September, 2006.

Matthew Fairchild

Tiffany Fairchild

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew Fairchild and Tiffany Fairchild, 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 Matthew Fairchild Tiffany Fairchild, this 18th day of September, 2006.

Notary Public

My Commission expires 2-13-08

PATRICIA M. PASDEN
MY COMMISSION EXPIRES
February 13, 2008
DD 258280
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Return to:
Realty Title & Escrow Co., Inc.
1139 N.W. Broad St., Ste. 200
Murfreesboro, TN 37129

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED