Ellie, Title

Davidson County DEEDWARR
Recvd: 11/08/06 10:45 2 pgs
Fees:13.00 Taxes:1050.43

20061108-0138944

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
10579 Cedar Grove Rd., Ste 140
Smyrna, TN 37167
06TN3273

WARRANTY DEED

KEVANA M. NIXON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$283,900.00 JBuckle
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 19th day of October, 2006
Notary Public
MY COMMISSION EXPIRES: 9/16/09

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chester T. Humphrey, Jr. **4487 Jackson Road** **Whites Creek, TN 37189**	Same As NewOwner	032-00-0-162.00

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,

Terry T. Watts and wife, Janice L. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chester T. Humphrey, Jr. and wife, Julie A. Humphrey

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:

Land in the 10th Civil District of Davidson County, Tennessee, and being part of Tract Four as described according to a survey of Jackson Road tracts by Barry Grear and Associates dated February 9, 1973, and now being described according to a survey by Jesse Walker, RLS, PE-TN #1486 dated July 19, 1990, as follows:

Beginning at a point 136.05 feet North from the Northwest corner of the Pioneer Christian School property as of record in Book 4604, page 922 Register's Office for Davidson County, Tennessee, at the Easterly margin of Jackson Road; thence along the margin of said Jackson Road N 14 degrees 08' W, 50.49 feet to a point being the Northwest corner of said tract and the Southwest corner of Tract Three; thence N 67 degrees 52' E, 581.81 feet to a point; thence N 31 degrees 08' E, 463.7 feet to a point; thence N 16 degrees 30' E, 514. 17 feet to a point; thence S 87 degrees 22' E, 164.89 feet to a dead mulberry; thence S 18 degrees 16' 20" E, 63.60 feet to a point; thence S 07 degrees 35' W. 176.04 feet to a point; thence S 48 degrees 40' E, 19.65 feet; thence S 01 degrees 04' W, 99.97 feet to a point; thence S 06 degrees 07' 20" W, 50.00 feet to a point; thence S 65 degrees 30' W, 85.00 feet to a point; thence N 83 degrees 03' W, 50.00 feet to a point; thence S 81 degrees 55' W, 95.00 feet to a point; thence S 36 degrees 00' W, 82.00 feet to a point; thence S 31 degrees 40' W, 110.00 feet to a point; thence S 08 degrees 24' W, 130.00 feet to a point; thence S 22 degrees 51' W, 183.00 feet to a point; thence S 29 degrees 18' W, 155.56 feet to a point; thence S 78 degrees 42' W, 599.84 feet to the point of beginning, containing 5.001, acres more or less.

Subject to Joint Driveway Agreements in Book 8282, page 467 and Instrument No. 200502180018722, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry T. Watts and wife, Janice L. Watts, by Warranty Deed from Charles Eston Vaughn and wife, Tiffany Vaughn, dated February 16, 2005 and recorded February 18, 2005 in Instrument No. 200502180018723, also being the same property conveyed to Charles Eston Vaughn by Correction Deed from Jimmy E. Vaughn and wife, Barbara J. Vaughn dated May 17, 1993 and recorded May 25, 1993 in Book 8957, page 744, also being the same property conveyed to Charles Eston Vaughn by Warranty Deed from Jimmy E. Vaughn and wife, Barbara J. Vaughn dated August 23,

1990 and recorded August 24, 1990 in Book 8181, page 816, 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.

Unimproved ( )

This is improved (X) property known as **4487 Jackson Road, Whites Creek, TN 37189**

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 19th day of October, 2006.

Terry T. Watts

Janice L. Watts

Janice L. Watts

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 Terry T. Watts Janice L. 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee this 19th day of October, 2006.

Commission Expires:_____

Notary Public

Gail C. Victory
State of Tennessee Notary Public
Williamson County

My Commission Expires:
Nov. 4, 2006