WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF November, 2006.

(Affix Seal) Notary Public

My Commission Expires: 7-21-2007

CHRISTY W. NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires JULY 21, 2007

WALTERSON-H06326

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
113 Hazel Path, Suite 1
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Wendy K Watterson	Wells Fargo Home Mortgage	72-8-243
2203 Berrywood Road	P. O. Box 17339	
Nashville, TN 37216	Baltimore, MD 21297-1339	

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, CLARA DURHAM GREENE, SINGLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto WENDY K. WATTERSON, SINGLE, 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:

LAND in Davidson County, Tennessee, being Lot No. 204 on the Map of Dalewood, Section III, as of record in Book 1835, page 20, Register's Office for said County.

Said Lot No. 204 is described as beginning at a point in the easterly margin of Berrywood Road, at the corner of Lots 204 and 205; thence with the line between said lots, easterly 127.6 feet to a point; thence south 33 degrees 37' east 120 feet to the northerly margin of Fernwood drive; thence with the margin of the same, south 56 degrees 23' east 103 feet to the beginning of a curve; thence around said curve, northwesterly 39.3 feet to the easterly margin of Berrywood Road; thence with the margin of the same, northerly 83 feet to a concrete monument thence continuing with the margin of the same northerly 27.5 feet to the point of beginning.

Being the same property conveyed to William P. Greene and wife, Clara Durham Greene by Deed from Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler, of record on August 19, 1952, in record Book 2092, page 11, said Register's Office for Davidson County, Tennessee.

William P. Greene having recently deceased.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, page 20, said Register's Office, which Plan shows a 40 foot minimum building setback line from Berrywood Road and Fernwood Drive and a 10 foot easement for public utility purposes along the northerly and easterly lines of said lot.

( ) unimproved
This is (X) improved property known as 2203 Berrywood Road, Nashville, Tennessee 37216 .

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.

Davidson County DEEDWARR
Recvd: 11/22/06 10:26 2 pgs
Fees:13.00 Taxes:499.50
20061122-0145032

Witness my/our hand(s) this 20th day of November, 2006 :

Clara Durham Greene
By: William ~~Jeffery~~ Greene AIF

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 William Jeffery Greene, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Clara Durham Greene, and who acknowledged that he executed the same as the free act and deed as power of attorney of the said Clara Durham Greene for the purposes therein described.

Witness my hand and official seal at Davidson County , TN this 20 day of November 2006, 2006.

My Commission Expires: 10/06/09

Notary Public

HOUSTON RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY