THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $140,400.00.

AFFIANT

Subscribed and sworn to before me this 10 day of November, 2006.

Notary Public
My Commission Expires: 5-24-08

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Melissa K. Watson, et al 1112 Richard Lee Circle Hermitage, TN 37076	NEW OWNER	75-12-49

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Emily A. Smith and Jason D. Smith (wife and husband) and Julian W. Anderson and Donna W. Anderson (husband and wife)** (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **Melissa K. Watson, unmarried and Billy J. Carpenter, unmarried, as tenants in common** (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in Hermitage, **Davidson** County, Tennessee, described as follows, to-wit:

Being Lot No. 52, on the Revised Plan of Section Four (First Revision) Meadow Tulip Grove, as recorded in Book 9700, page 252, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Emily A. Smith and Jason D. Smith and Julian W. Anderson and Donna W. Anderson by deed from Michael R. Swope and Joyce A. Swope of record in Instrument No. 20051201-0144566, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/29/06 15:56 3 pgs
Fees:18.00 Taxes:519.48

20061129-0147524

This is improved property known as 1112 Richard Lee Circle, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for the year 2007 and thereafter, but not yet due and payable;

2. Subject to all matters as shown on plat of record in Book 9700, Page 252, Register's Office for Davidson County, Tennessee; and

3. Restrictive Covenants of record in Book 10100, Page 337, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever; and GRANTORS do covenant with the said GRANTEES that GRANTORS are lawfully seized and possessed of said land; have a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, GRANTEES' heirs and assigns, against the lawful claims of all persons whomever.

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 3rd day of November, 2006.

Emily A. Smith

Jason D. Smith

Julian W. Anderson

Donna W. Anderson

STATE OF NORTH CAROLINA)
COUNTY OF Lenoir)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, **Emily A. Smith and Jason D. Smith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they each executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Pink Hill, North Carolina, this 3rd day of November, 2006.

Beverly F. Moreno
Notary Public

My Commission Expires: August 11, 2009

BEVERLY F. MORENO NOTARY PUBLIC LENOIR COUNTY, N.C.

STATE OF NORTH CAROLINA)
COUNTY OF Lenoir)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, **Julian W. Anderson and Donna W. Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they each executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Pink Hill, North Carolina, this 3rd day of November, 2006.

Beverly F. Moreno
Notary Public

My Commission Expires: August 11, 2009

BEVERLY F. MORENO NOTARY PUBLIC LENOIR COUNTY, N.C.