THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26061-11-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me this 28th day of November, 2006. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: William K. Watson and Richard L. Cammeron 614 Stonewater Blvd Franklin, TN 37064	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.129.08-0 Parcel No. 113.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Ellen Morris and Jeffery A. Morris**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William K. Watson and Richard L. Cammeron** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *husband

This is improved property located at 113 Taggart, Nashville, TN 37205
*Avenue

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of November, 2006.

Mary Ellen Morris

Jeffery A. Morris

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Ellen Morris and Jeffery A. Morris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of November, 2006.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 11/30/06 13:20 2 pgs
Fees:13.00 Taxes:1572.50

20061130-0147899

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19, Block E on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2, as of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Ellen Morris and husband Jeffrey A. Morris by Deed dated June 26, 1990 from M. Rush Benton and wife, Joan R. Benton of record in Book 8140, page 826, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.