Davidson County DEEDWARR
Recvd: 12/15/06 14:57 2 pgs
Fees:13.00 Taxes:680.43
20061215-0154985

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of December, 2006.

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Gaelon Watkins, unmarried

1920 Broadway
Vallejo, CA 94589

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

81-8-399

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clarence Turner, married, hereinafter referred to as Grantors, hereby transfers and conveys to Gaelon Watkins, unmarried, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING the Westerly 40 feet of Easterly 120 feet of Lot Nos. 246 and 218 in the North Nashville Real Estate's Company's Plat of Lots, of record in Book 21, Page 105, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Said parts of Lots 246 and 248 front 40 feet on the Southerly side of Buchanan Street and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Clarence Turner by Warranty Deed from First Farmers & Merchants Bank (formerly First Farmers & Merchants National Bank) of Columbia, Guardian of James Choate under The Uniform Veterans Guardianship Act, and James Alfred Choate, single of record in Instrument No. 20061024-0131608, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 21, Page 105, Register's Office of said County.

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 is unimproved property known as 705 Buchanan Street, Nashville, TN 37208.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 5 day of Dec, 2006.

Clarence Turner

STATE OF CALIFORNIA
COUNTY OF Solano

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Clarence Turner, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 5th day of December, 2006.

Joanne M. Ramey
Notary Public

My Commission Expires: Feb. 24, 2008

JOANNE M. RAMEY
Commission # 1472134
Notary Public - California
Sacramento County
My Comm. Expires Feb 24, 2008

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