This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060923

Davidson County DEEDWARR
Recvd: 01/05/07 10:34 2 pgs
Fees:13.00 Taxes:414.40

20070105-0002168

Send Tax Bills To:

New Owner

New Owner is:
John Johnson
3905 Bradley Court
Antioch, TN 37013

MAP: 148-15-0-19
PARCEL: 4.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Wayne Watts and wife, Julie Watts**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John Johnson, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:
A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 65 on the Revised Plan of Haywood Forest, of record in Book 5200, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wayne Watts and wife, Julie Watts, by Warranty Deed, from Linda C. Mayes, unmarried, of record in Book 7906, Page 534, Register's Office for Davidson County, Tennessee, date July 31, 1989 and recorded August 3, 1989. See release in Book 10884, Page 464, for assumed mortgage.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints!

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of December, 2006.

GRANTOR:

Wayne Watts

Julie Watts

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Wayne Watts and wife, Julie Watts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of December, 2006.

Notary Public

My Commission Expires: 9/16/09

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 $112,000.00.

Affiant

SWORN TO and subscribed before me this 29 day of December, 2006

NOTARY PUBLIC

My commission expires:

7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.