WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/07 14:11 2 pgs
Fees:13.00 Taxes:210.90

20070109-0003894

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $57,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 3 TH DAY OF JANUARY, 2007

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07
(AFFIX SEAL)

SAM. VASTE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC **109 CUDE LANE MADISON TN 37115**

Address New Owner(s) As Follows: Paulette Watts	Send Tax Bills To:	Map and Parcel Number:
1071 North Dupont Ave.	same	043120016
Madison, TN 37115		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jack Davis**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Paulette Watts**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot. No. 1 of the Eller-Vandiver Subdivision, Block A, of an unrecorded plan of a record in Book 1130, Page 37, Register's Office for said County, known as the Anderson Estates.

Said Lot is a Triangular lot measuring 155 feet on the riverfront to a point; thence approximately 228 feet on Dupont Avenue; thence eastwardly approximately 200 feet to the beginning.

Being the same property conveyed to Jack Davis by Warranty Deed from Kimberly Sue Harris and Jesse Harris, married dated 04-25-06 and filed for record07-13-06 in Instrument No. 20060713-0084525, Register's Office for Davidson County, Tennessee.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

( )Unimproved
This is (X)Improved property known at: **1071 North Dupont Ave.**
Madison, TN 37115

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 we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 3 th day of **January**, 2007

Jack Davis

Jack Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lisa Vaske a Notary Public in and for said County and State, the within named bargainor Jack Davis, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tn
This 3 day of January, 2007

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Notary Public

My Commission Expires: 3/17/07