WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/11/07 10:12 2 pgs
Fees:13.00 Taxes:414.40
20070511-0056656

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$112,000.00.**

Jereme P. Watson
Affiant

Subscribed and sworn to before me this 10th day of May, 2007.

Notary Public
My Commission expires: 8/10/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jereme P. Watson	Guaranty Trust Company	093-16-0-195.00
87 Lewis Street	316 Robert Rose Drive	
Nashville, TN 37210	Murfreesboro, TN 37129	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roland Spencer Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jereme P. Watson, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being parts of Lots Nos. 147 and 148 on the plan of Maury and Claiborne's Addition to South Nashville, of record in Book 21, page 84 and 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning on the easterly margin of Lewis Street at an iron pin at the corner of Lots 147 and 148; thence with the easterly margin of said Street northwardly 35 feet to an iron pin at the corner of Lots Nos. 146 and 147; thence with the fence line eastwardly 93.7 feet to the westerly margin of an alley; thence with said alley southwardly 36.5 feet; thence with the fence line westwardly 90.3 feet to the beginning.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Being the same property conveyed to Roland Spencer, Jr., by deed from Johnny C. Hollis, Sr., on August 15, 2006, of record in Instrument Number 20060818-0101982, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 093-16-0-195.00.
- Subject to all matters as shown on the Plan of record in Book 21, page 84 and 85, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **87 Lewis Street, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 10, 2007.

Roland Spencer Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roland Spencer Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 10, 2007

My commission expires 8/18/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY