Davidson County DEEDWARR
Recvd: 05/23/07 11:56 2 pgs
Fees:13.00 Taxes:586.45

20070523-0061563

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $158,500.00 $ 158,500.00

Affiant

Subscribed and sworn to before me, this 18th day of May, 2007.

Notary Public

Expiration of commission. 8-9-09

M.L. HICKS NELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua T. Watson **Chara S. Watson**	COUNTRYWIDE HOME LOANS, INC.	**Map 161 Group 02-0 Parcel 126**
5205 Meta Circle	P.O. BOX 10001094	
Nashville, TN 37211	DALLAS, TX 75266-0094	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Thomas J. Begley, and wife, Michelle L. Begley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua T. Watson and wife, Chara S. Watson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section Two, McMurray Place, of record in Book 5200, Page 440, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas J. Begley and wife, Michelle L. Begley by Warranty Deed from Jerry W. Barnes, a married man, dated June 5, 2000, of record in Instrument No. 20000612-0058442, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 440, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5939, Page 231, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is property known as 5205 Meta Circle, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 18th day of May, 2007.

Thomas J. Begley

Michelle L. Begley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Thomas J. Begley, and Michelle L. Begley , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2007.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **07373-CD**
RECORD & RETURN TO:

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027