WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 35,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 26th day of June, 2007

NOTARY PUBLIC
My Commission Expires: 9/19/2009

SHIRLEY COCHRAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires SEPT 19, 2009

Davidson County DEEDWARR
Recvd: 06/27/07 09:47 2 pgs
Fees:13.00 Taxes:129.50
20070627-0076604

Space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#07050004

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
JIMMY H. WATSON, SR.	NEW OWNER	62-16-A/51
820 General George Patton Road Bellevue, TN 37221		

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Jimmy H. Watson, Sr. and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Dennis Allen LaRue, unmarried, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

Jimmy H. Watson, Sr., the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Apartment unit No. F-51, of Neely's Bend Condominium created under Title 64, Section 2701, et. Seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Dennis Allen LaRue by Warranty Deed from James R. Webb and Cynthia W. Webb, husband and wife, of record in Instrument No. 20040309-0026732, Register's Office for Davidson County, Tennessee.

The address of the above described property is: 1301 Neelys Bend Road, Unit F-51, Madison, TN 37115.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. I do covenant with the said GRANTEE 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. 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2007 Property taxes are to beassumed by the GRANTEES.

Subject to all matters as shown on the Plan of Section One Twin Coves Subdivision of record in Plat Book 4, page 51, Register's Office of Wilson County, Tennessee.

Subject to current taxes, and restrictions and easement of record.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Grantor makes oath and says, that the property described herein is not their principal residence, nor the residence of their spouse nor any dependant and this conveyance is not made to defeat the rights of any third party.

This is improved property known as: 1301 Neely's Bend Road, Unit F-51, Madison, TN 37115.

Witness our hands this 26th day of June 2007..

Dennis Allen Larue

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, Shirley Cochran, a Notary Public in and for said County and State, the within named Dennis Allen LaRue the bargainor(s), with whom I am personally acquainted, or proved to me 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 and official seal at Nashville, Tennessee this day of June, 2007.

NOTARY PUBLIC

My Commission Expires:

SHIRLEY COCHRAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

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WARRANTY DEED

From: **Dennis Allen LaRue**

To: **Jimmy H. Watson, Sr.**

Property:

1301 Neely's Bend Road, F-51
Madison, TN 37115

This Instrument was Prepared by:

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