This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6070328

Davidson County DEEDWARR
Recvd: 06/28/07 15:18 2 pgs
Fees:13.00 Taxes:475.45
20070628-0077487

Send Tax Bills To:
NEW OWNER

New Owner is:
Adriana F. Watt
3938 W. Valley Drive
Nashville, TN 37211

MAP & PARCEL: 148-09-0-131.00

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, **Louise A. Wilson, surviving spouse of Charlie V. Wilson** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Adriana F. Watt and husband, Christopher P. Watt**, 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:

Property Address: **3938 W. Valley Drive, Nashville, TN 37211**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 19, on the Plan of Locustwood Subdivision, Section 4, of record in Book 2330, page 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 85.4 feet on the southeasterly side of West Valley Drive and runs back 190 feet on the northeasterly line and 173.4 feet on the southwesterly line to a dead line in the rear measuring 86.7 feet thereon.

Being the same property conveyed to Charlie V. Wilson and wife, Louise G. Wilson, by Warranty Deed from William Douglas Heath and wife, Dorothy Stewart Heath, dated 8-12-60 and recorded 8-18-60 in Book 3105, page 227, Register's Office for Davidson County, Tennessee.
Mr. Charlie V. Wilson now being deceased (1992)

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.

L W
Sellers Initials

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 ~~20~~ 22nd day of June, 2007.

GRANTOR(S):

LW Louise A Wilson

LOUISE A. WILSON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Louise A. Wilson** , 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 ~~20~~ 22nd day of June, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S Hill

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is **$128,500.00**.

Chris Wilt

AFFIANT

SWORN TO and subscribed before me this 20th day of June, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S Hill

NOTARY PUBLIC
My commission expires: 07-25-09