Davidson County DEEDWARR
Recvd: 07/06/07 16:09 2 pgs
Fees:13.00 Taxes:340.40
20070706-0081112

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of June, 2007, by and between Antonio D Tate and wife, NaKeisha Tate, and William N. Bowers an unmarried man, party of the first part, and Billy Joe Watkins, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 76, on the Plan of BORDEAUX HILLS ADDITION, of record in Book 4460, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Antonio D. Tate & William N. Bowers, by virtue of that certain Warranty Deed dated February 17, 1999, at Book 11350, Page 679 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 4495, Page 859 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Antonio D Tate

NaKeisha Tate

William N. Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Antonio D Tate and NaKeisha Tate and William N. Bowers, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of June, 2007.

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Notary Public

My Commission Expires: 9-19-09



Property Owner & Address:	Billy Joe Watkins 3214 Briarwick Drive Nashville, TN 37218
Tax Parcel No	08008034200
Property Address:	3214 Briarwick Nashville, TN

MAIL TAX
BILLS TO: Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098-2639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $92,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Janet L McAlister
AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of June, 2007.

Notary Public

My Commission Expires: My Commission Exp. Jan. 26, 2008

