Davidson County DEEDWARR
Recvd: 08/17/07 09:19 4 pgs
Fees:23.00 Taxes:333.00
20070817-0098392

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Kitty Faith Watts 6401 Ranchero Drive Nashville, TN 37209	Same	Map/Parcel: 102-04-0-021

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, RICKY HARRELL ~~HX~~ BULLOCK AND WIFE, MARJORIE H. BULLOCK (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey, unto KITTY FAITH WATTS ("Grantee"), certain real property in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantee and its successors and assigns forever, subject, however, to the matters set forth on Exhibit B attached hereto.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee and its successors and assigns against the lawful claims of all persons claiming through and under Grantor (except with respect to those matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 16th day of August, 2007.

Ricky Harrell Bullock
RICKY HARRELL BULLOCK

Marjorie H. Bullock
MARJORIE H. BULLOCK

STATE OF Georgia)

COUNTY OF Gwinnett)

Personally appeared before me, the undersigned, a Notary Public, Ricky Harrell Bullock, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of August, 2007.

Notary Public

My Commission Expires: June 16, 2009

STACY RHINE
NOTARY PUBLIC
Walton County, Georgia
My Commission Expires June 16, 2009

STATE OF Georgia)

COUNTY OF Gwinnett)

Personally appeared before me, the undersigned, a Notary Public, Marjorie H. Bullock, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of August, 2007.

Notary Public

My Commission Expires: June 16, 2009

STACY RHINE
NOTARY PUBLIC
Walton County, Georgia
My Commission Expires June 16, 2009

The actual consideration or value (whichever is greater) for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of August, 2007.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
LINDA S. HOBBS
NOTARY PUBLIC-GEORGIA
COUNTY OF GWINNETT
My Commission Expires October13, 2008

EXHIBIT A

[Property Description]

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 1123 on the Map of Charlotte Park, Section 13, as of record in book 2900, pages 142 and 143, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Starliner Drive, common corner of Lots Nos. 1109 and 1123; thence southwesterly 131.1 feet; thence south 35 deg. 18' west 32.0 feet; thence north 44 deg. 39' west 150.3 feet to a point in the southeasterly margin of Ranchero Drive; thence with the margin of same northeasterly 92.8 feet to a point; thence around a curve easterly 37.0 feet to a point in the southwesterly margin of Starliner Drive; thence with the margin of said Drive southeasterly 92.9 feet to a point of beginning.

Being the same property conveyed to Ricky Harrell Bullock by Deed of record in Book 6020, Page 259, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for year 2007 and subsequent years, a lien not yet due and payable.
2. All matters shown on Plat recorded in Book 2900, pages 142 and 143, Register's Office in Davidson County, Tennessee; and
3. Restrictions and Easements as contained in Book 3185, page 544, Register's Office in Davidson County, Tennessee