Box 34

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 07080343

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $129,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of September, 2007.

Notary Public
My Commission Expires: 1-20-09

LEON CHARLES NOTARY PUBLIC STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 09/18/07 09:20 2 pgs
Fees:13.00 Taxes:477.30

20070918-0111518

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Antonio Villegas 735 Walnut Street Madison TN 37115	New Owner	Tax Parcel ID No. 052-01-0-227.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Claire F. Watson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Antonio Villegas**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE WESTERLY 100 FEET OF LOT NO. 18 ON THE PLAN OF MADISON PARK, OF RECORD IN BOOK 421, PAGE 184, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING SHOWN AS PART OF AN UNNUMBERED TRACT ON THE MAP OF A RE-SUBDIVISION OF POWER & ROTH'S SUBDIVISION OF MADISON PARK , OF RECORD IN BOOK 843, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF WALNUT AVENUE, NOW KNOWN AS WALNUT STREET, 25 FEET NORTH OF THE NORTHWEST CORNER OF LOT 33 OF BLOCK A, ON LAST ABOVE MENTIONED PLAN; THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF LOT 33, 100 FEET TO A POINT IN THE WEST LINE OF LOT 12, BLOCK A, ON SAID PLAN; THENCE NORTHERLY WITH THE WESTERLY LINE OF LOT NOS. 12, 13 AND 14, 100 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF LOT 33, BLOCK A, 100 FEET TO THE EASTERLY MARGIN OF WALNUT AVENUE, NOW KNOWN AS WALNUT STREET; THENCE WITH THE
EAST MARGIN OF SAME, SOUTHERLY 100 FEET TO THE BEGINNING. BEING THE SAME PROPERTY CONVEYED TO CLAIRE F. WATSON BY WARRANTY DEED FROM CHRISTOPHER T. MERCER AND WIFE, KATRINA L. MERCER, RECORDED ON THE 2ND DAY OF SEPTEMBER, 2003 IN INSTRUMENT NO. 20030902-0126821, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 735 Walnut Street Madison TN 37115.

Shay Watson joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2007.

Claire F. Watson

Shay Watson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Claire F. Watson and Shay Watson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2007.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY