(2)

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $231,000.00
Rebecca D. Rice
Affiant
Subscribed and sworn to before me
This 30 day of August, 2007
Tabatha Edwards
Notary exp: 11/24/07

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/24/2007

Address of new owners:
2110 Early Ave.
Nashville, TN 37206

Send tax bills to:
Same

Map & Parcel:
083-03-0-101.00

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Ben F. Worsham IV**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Douglas F Watson, a Maried person and Patricia Moreno, a Married person and Luz Stella Moreno, a Married person**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Williamson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 42 on the Plat of Pontotoc Subdivision, as of record in Book 547, page 113, Register's Office for Davidson county, Tennessee. Said Lot No. 42 fronts 60 feet on the southerly side of Waters, formerly Early Avenue, and extends back between parallel lines 157 feet to the rear line of Lot No. 49 in said plan.

Being the same property conveyed to Ben F. Worsham IV by Warranty Deed from Michael W. O'Neill dated March 28, 2002 and filed for record as Instrument no. 20020401-0039383, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of record in Plat Book 547, page 113, said Register's Office.

Subject to Easement for sanitary sewers granted to city of Nashville of record in Book 1291, page 37, said Register's Office.

Subject to right of way of Waters, formerly Early Avenue.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **2110 Early Ave Nashville, Tn 37206**

OR The property is unimproved.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 10/04/07 11:29 2 pgs
Fees:13.00 Taxes:854.70
20071004-0118417

Witness our hands this 30 day of August, 2007.

Ben F. Worsham IV

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ben F. Worsham IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of August, 2007

Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007