THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Carolyn Stewart and
Walter Watson
3657 Wood Bridge Dr.
Nashville, TN 37217

MORTGAGEE

Davidson County DEEDWARR
Recvd: 01/14/08 09:49 2 pgs
Fees:13.00 Taxes:602.73
20080114-0003878

SEND TAX BILLS
New owners

MAP-PARCEL:
36-07-0-179.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Daryl Spicer, married and Brian Oldham, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Walter Watson and wife, Carolyn Stewart,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 394 on the Plan of Priest Lake Park, Section 6, as of record in Plat Book 5050, Page 22, Register's Office, ~~Williamson~~ *Davidson County, Tennessee.

Being the same property conveyed to Daryl Spicer and Brian Oldham, by Substitute Trustees Deed of record from Priority Trustee Services of TN, LLC, dated April 19, 2007, of record in Instrument No. 2007043-00051181, Register's Office, Davidson County, Tennessee.

Spouses do not join in this conveyance as this is not their primary residence.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5097, Page 566; easements, covenants and conditions as shown on the plan of record in Plat Book 5050, Page 22, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **3657 Wood Bridge Dr. Nashville, TN 37217.**

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

Witness our hands this 28th day of December, 2007.

Daryl Spicer

Brian Oldham

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daryl Spicer, married and Brian Oldham, married, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 12-13-11

ANGELA M. WATSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $162,900.00.

AFFIANT

Subscribed and sworn to before me this 28th day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 7/27/10

DONNA L. AUSTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.