(8)

mail to:

MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

Davidson County DEEDWARR
Recvd: 02/05/08 09:55 2 pgs
Fees:13.00 Taxes:268.25

20080205-0011865

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008010029

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $72,500.00

Sworn to and subscribed before me this 31st day of January, 2008.

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 6-14-2008

Joyn. Crouch
Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Janice A. Watson 70 Peachtree Street Nashville, TN 37215	Owner	119-6-134

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Beatrice D. Lindsley , a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Janice A. Watson** , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Being a small tract of land in the 6th Civil District of Davidson County, Tennessee, and shown as a part of a tract marked "W. C. Miller" on the Map of Sterling Heights, Section Three, of record in Book 1424, Page 113, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Peachtree Street at the southwest corner of Lot 114, shown on said Sterling Heights Plan; thence with the west line of Lot 114 northerly 160 feet to a point; thence westerly 75 feet to a point; thence southerly 160 feet to the north margin of Peachtree Street; thence with the margin of the same easterly 75 feet to the point of beginning. Description is the same as prior deed.

Being the same property conveyed to James T. Lindsley, Jr., and wife, Beatrice D. Lindsley by Warranty Deed from Kenwood Homes, Inc., a Tennessee corporation, recorded on the 26th day of October, 1950 in Book 1908, Page 271, in the Register's Office of Davidson County, Tennessee. The said James T. Lindsley, Jr. having since died on September 8, 1994.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__Grantee.

This is improved property known as **70 Peachtree Street, Nashville, TN 37215.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of January, 2008

Beatrice D. Lindsley by Janice L. Hillenbrand Attorney in Fact

Beatrice D. Lindsley

STATE OF Tennessee

COUNTY OF Williamson

On this 31st day of January, 2008, before me personally appeared Janice L. Hillenbrand, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Beatrice D. Lindsley, and acknowledged that [s]he executed the same as the free act and deed of .

Witness my hand, at office, this 31st day of January, 2008.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011