McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

State of Tennessee)
County of Davidson)



The actual consideration or value, whichever is greater, for this transfer is $164,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of May, 2008.

Notary Public:

My Commission Expires: 9/16/09

Davidson County DEEDWARR
Recvd: 05/21/08 11:18 2 pgs
Fees:13.00 Taxes:606.80
20080521-0052073

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Francisco Cardenas and Martha Cardenas 5205 Meta Circle Nashville, TN 37220	New Owner	16102012600

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joshua T. Watson and wife, Chara S. Watson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Francisco Cardenas, an unmarried person and Martha Cardenas, a married person**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section Two, McMurray Place, of record in Book 5200, Page 440, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Joshua T. Watson and wife, Chara S. Watson, by Warranty Deed from Thomas J. Begley and wife, Michelle L. Begley, dated May 18, 2007, recorded May 23, 2007, in Instrument Number 20070523-0061563, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Rights or claims of parties in possession not shown by the public records;

Taxes and assessments for the year 2008 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 5200, Page 440, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 5939, Page 231, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 5205 Meta Circle, Nashville, TN 37220

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 14th day of May, 2008.

Joshua T. Watson

Chara S. Watson

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 **Joshua T. Watson and Chara S. Watson**, 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 14th day of May, 2008.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075