WARRANTY DEED

ET-08-0882

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: 07-17-11

(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Watkins Jr.	David C. Watkins Jr.	
6060 Vanderbilt Road (ADDRESS)	6060 Vanderbilt Road (NAME) (ADDRESS)	95-4-54.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE MORELAND FAMILY LIVING TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID C. WATKINS, JR. AND KAREN R. WATKINS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE MAP OF JOEL S. BOYD'S SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN M. SULLIVAN, COUNTY SURVEYOR, APRIL 4, 1949, AS FOLLOWS:

BEGINNING IN THE CENTER OF LEBANON PIKE, AT A POINT 53.5 FEET EAST OF THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO L. E. JOHNSON BY DEED FROM JOEL S. BOYD AND WIFE, OF RECORD IN BOOK 1654, PAGE 198, REGISTER'S OFFICE FOR SAID COUNTY, BEING THE CORNER OF LOTS NOS. 3 AND 4; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTH 7° 30' EAST 259 FEET; THENCE NORTH 81° 20' EAST 49.8 FEET TO THE CORNER OF LOTS NOS. 4 AND 5; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTH 7° 01' WEST 260.2 FEET TO THE CENTER OF SAID PIKE; THENCE WITH THE CENTER OF SAID PIKE, SOUTH 80° 09' WEST 52.3 FEET TO THE BEGINNING.

THIS CONVEYANCE IS MADE SUBJECT TO A 20 FOOT RIGHT-OF-WAY FOR AN ALLEY ACROSS THE REAR OF LOTS 3 TO 9 INCLUSIVE, AND AN EASEMENT FOR PUBLIC UTILITIES, AS SHOWN BY JOHN M. SULL
IVAN, COUNTY SURVEYOR, APRIL 4, 1949.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JAMES D. MORELAND AND WIFE, MARY C. MORELAND TO JAMES D. MORELAND AND MARY C. MORELAND, TRUSTEES OF THE MORELAND FAMILY LIVING TRUST, AS RECORDED ON THE 23RD DAY OF SEPTEMBER 1991, IN BOOK 8448, PAGE 148; AND BY INSTALLMENT DEED FROM CHARLES E. MILLER AND WIFE, MAGGIE M. MILLER TO JAMES D. MORELAND AND WIFE, MARY CARR MORELAND AS RECORDED ON THE 19TH DAY OF FEBRUARY 1954, IN BOOK 2248, PAGE 348, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Subject to any and all existing restrictions and easements of record if any; including those listed in Book 2248, Page 348; Register's Office for said County.

unimproved ( )

This is improved (X) property, known as 2547 Lebanon Pike, Nashville, Tennessee 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 06/12/08 14:19 2 pgs
Fees:13.00 Taxes:703.00

20080612-0060781

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 4th day of June, 2008.

The Moreland Family Living Trust

BY: _____ Trustee
Debra Apple, Trustee

BY: _____
Janet Gilchrist, Trustee

STATE OF Tennessee
COUNTY OF Wilson

On this the 4th day of June, 2008, before me personally appeared Debra Apple, Trustee of the The Moreland Family Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th day of June, 2008.

_____
Notary Public

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires: 09-17-11

STATE OF Tennessee
COUNTY OF Wilson

On this the 4th day of June, 2008, before me personally appeared Janet Gilchrist, Trustee of the The Moreland Family Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th day of June, 2008.

_____
Notary Public

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires: 09-17-11

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520