(1)

WARRANTY DEED

File & Return to:
MID-STATE TITLE & ESCROW, INC.
128 [illegible]
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: 06/27/09

(AFFIX SEAL)

JACKIE LAMPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires June 27, 2009

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice A. Watson	SAME	
(NAME)	(NAME)	
6381 Lampkins Bridge Rd		119.06-0-157.00
(ADDRESS)	(ADDRESS)	
College Grove, TN 37046		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas E. Spain, Executor of the Estate of Ruby E. Moses, and Bobby R. Spain, Thomas E. Spain, Terri Spain Bixler, Shirleen Grooms and Billy W. Gann, Heirs at Law of Ruby E. Moses, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice A. Watson, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 66 on the Map of Sterling Heights, Section III, as of record in Book 1424, page 113, Register's Office for said County.

Beginning at a point in the south margin of Peachtree Street at the corner of Lot Nos. 66 and 67; thence with the line between said Lots southerly 160 feet to a point; thence easterly 87.7 feet to the westerly margin of Pickell Drive; thence with the margin of the same northerly 140 feet to the beginning of a curve; thence around said curve northwesterly 31.42 feet to the south margin of Peachtree Street; thence with the margin of the same westerly 67.7 feet to the beginning.

Being the same property conveyed to John E. Moses and wife, Betty H. Moses by Deed from John A. Waggoner and wife, Kathleen Waggoner, of record in Book 3507, page 389, Register's Office for Davidson County, Tennessee. The said Betty H. Moses having since died. The said John E. Moses, surviving tenant by the entirety, conveyed his interest in said property to John E. Moses and wife, Ruby E. Moses, by Quitclaim Deed recorded July 5, 1995, in Book 9721, page 879, said Register's Office; both John E. Moses and Ruby E. Moses having since died, with John E. Moses predeceasing Ruby E. Moses. The Last Will and Testament of Ruby E. Moses of record in the Davidson County Probate Court, Docket No. 07P1803, devised subject property to Bobby R. Spain, Thomas E. Spain, Terri Spain Bixler, Shirleen Grooms and Billy W. Gann.

unimproved

This is improved ✓ property, known as 47 Peachtree Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 06/23/08 09:00 3 pgs
Fees:18.00 Taxes:270.10
20080623-0064060

Witness my hand this 17th day of June, 2008.

Bobby R. Spain

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bobby R. Spain, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 17th day of June, 2008.

NOTARY PUBLIC
My Commission Expires:
MY COMMISSION EXPIRES
SEPTEMBER 19, 2011

Witness my hand this 17th day of June, 2008.

Thomas E. Spain

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas E. Spain, individually and as Executor of the Estate of Ruby E. Moses, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 17th day of June, 2008.

NOTARY PUBLIC
My Commission Expires:
MY COMMISSION EXPIRES
SEPTEMBER 19, 2011

Witness my hand this 18th day of June, 2008.

Terri Spain Bixler

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terri Spain Bixler, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 18th day of June, 2008.

NOTARY PUBLIC
My Commission Expires: _____

MY COMMISSION EXPIRES
SEPTEMBER 19, 2011

Witness my hand this 17th day of June, 2008.

Shirleen Grooms

Shirleen Grooms

STATE OF Tennessee)
COUNTY OF Williamson)

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shirleen Grooms (aka Sherleen Grooms), the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 17th day of June, 2008.

Jennifer A Hoffman
NOTARY PUBLIC
My Commission Expires:

MY COMMISSION EXPIRES
SEPTEMBER 19, 2011

Witness my hand this 17th day of June, 2008.

Billy W. Gann
Billy W. Gann

STATE OF Tennessee)
COUNTY OF Williamson)

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Billy W. Gann, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 17th day of June, 2008.

Jennifer A Hoffman
NOTARY PUBLIC
My Commission Expires: _____

MY COMMISSION EXPIRES
SEPTEMBER 19, 2011