STATE OF TENNESSEE
COUNTY OF SUMNER

08-4125

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF December, 2008.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 3/15/10

JANIS L. DUREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Watson	OWNER	60-8
(NAME)	(NAME)	
122 Woodvale Drive		31
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Hendersonville, TN 37075		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, James S. Sweeney, Jr., Trustee under the Irrevocable Trust Agreement for the benefit of James S. Sweeney, Sr., dated February 11, 2008, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Watson and wife, Deborah A. Watson

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:

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 12/29/08 08:19 3 pg:
Fees:18.00 Taxes:185.00

20081229-0122585

This is improved property known as 3048 Hillside Road, Nashville, TN 37207

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 his hand this 19th day of December, 2008.

James S. Sweeney, Jr., Trustee

08-4125

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the James S. Sweeney, Jr., Trustee the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville Tennessee on this the 19th day of December, 2008

My commission expires 3/15/10

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

James S. Sweeney, Jr., Trustee

the bargainor____, 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 official seal at Hendersonville, Tennessee, this 19th day of December 2008

My commission expires 3/15/10

SUMNER COUNTY NOTARY PUBLIC STATE OF TENNESSEE JANIS L. DUREE

_____
Notary Public Janis L. Duree

File No.: 08-4125

ATTACHMENT

Being part of Lot No. 7 on the Map of E. A. Lindsley's Subdivision of record in Book 547, page 144, Register's Office for Davidson County, Tennessee, and being Lot No. 7-A as shown on the survey of the easterly part of said Lot No. 7, made by William C. Parrish, Civil Engineer, June 24, 1957, as follows:

Beginning at a point on the westerly side of Hillside Road at the northeast corner of Lot No. 6 on said plan conveyed to Fred J. Cobb by deed from Herman T. Cobb of record in Book 2029, page 176, said Register's Office; thence with the line between said Lots No. 6 & 7, North 8 degrees 30 minutes West 200.1 feet to a corner post; thence North 4 degrees 45 minutes East with a fence 50 feet to the southwest corner of Lot No. 7-B as shown on said survey; thence with the line between said Lots 7-A and 7-B as shown on said survey; South 84 degrees 30 minutes East 199.4 feet to the westerly margin of Hillside Road; thence with the same, South 4 degrees West 50 feet to the beginning.

BEING the same property conveyed to James S. Sweeney, Jr., Trustee under the Irrevocable Trust Agreement for the benefit of James S. Sweeney, Sr., dated February 11, 2008, by deed from James S. Sweeney, Sr., of record in Instrument No. 20080402-0033387, and by Instrument of Correction of record in Instrument No. 20081229-0122584, Register's Office for Davidson County, Tennessee.