Davidson County DEEDWARR
Recvd: 01/09/09 09:19 2 pgs
Fees:13.00 Taxes:925.00

20090109-0002250

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Jason D Perry
Affiant

Subscribed and sworn to before me, this 6th DAY OF January, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
AFFIX SEAL OR ADDRESS
DAVIDSON COUNTY, TN

G-VRE-08-816

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason D. Perry	Countrywide Bank, FSB	
816 Park Terrace Dr.	(NAME) 801 Crescent Center Dr., #510	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Franklin, TN 37067	118-10-31.00
(CITY) (STATE) (ZIP)	(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 JOHN WATTS AND WIFE, WENDY WATTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON D. PERRY, UNMARRIED, 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 PART OF LOTS NOS. 48 AND 49 OF BLOCK "D" ON THE MAP OF BLOCKS "C" AND "D" IN BATTLEFIELD ESTATES, SECTION 2 OF RECORD IN BOOK 974, PAGE 59, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS 48 AND 49 FRONT TOGETHER 60 FEET ON THE NORTHERLY SIDE OF PARK TERRACE AND RUN BACK 140 FEET, MORE OR LESS, ON THE EASTERLY LINE AND 160 FEET, MORE OR LESS, ON THE WESTERLY LINE TO THE SOUTHERLY LINE OF LOT NO. 52 MEASURING 50 FEET THEREON.

INCLUDED IN THE ABOVE DESCRIBED LOTS NOS. 48 AND 49, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PARCEL WHICH WAS CONVEYED TO THE STATE OF TENNESSEE BY INSTRUMENT OF RECORD IN BOOK 4343, PAGE 681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY OF LOT NO. 52 AT THE CORNER OF LOTS NOS. 49 AND 50 OF SAID PLAN BEING 52 FEET EASTWARDLY FROM THE EAST MARGIN OF BROOKSIDE DRIVE; THENCE WITH THE SAID BOUNDARY OF LOT NO. 52 SOUTH 60 DEG. 30' EAST 50 FEET TO THE NORTHWEST CORNER OF LOT NO. 47 OF SAID PLAN; THENCE WITH THE WESTERLY BOUNDARY OF LOT NO. 47 SOUTH 16 DEG. 15' WEST 20 FEET TO A POINT; THENCE NORTH 51 DEG. 19' 52 FEET TO THE EAST 20 FEET TO THE POINT OF BEGINNING, CONTAINING 997 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN WATTS AND WIFE, WENDY WATTS BY WARRANTY DEED FROM CARI S. WRIGHT, UNMARRIED, RECORDED ON THE 2ND DAY OF FEBRUARY, 2004 IN INSTRUMENT NO. 20040202-0012691, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 974, PAGE 59; AND BOOK 1079, PAGE 314, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 816 Park Terrace Dr., Nashville, Tennessee 37204
(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 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 6th day of January, 2009.

John Watts

Wendy Watts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Watts and Wendy Watts, the within named bargainor, 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 the .

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903