# WARRANTY DEED

**RETURN TO**
**GREATER NASHVILLE**
**TITLE & CLOSING CO.**
**200 MADISON STREET**
**MADISON, TN 37115**

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2009.

Notary Public

MY COMMISSION EXPIRES: March 20, 2010

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Thomas J. Watson Sr. | Thomas J. Watson Sr. | 07213026800 |
| (NAME) | (NAME) | |
| 122 Woodvale Drive | 122 Woodvale Drive | |
| (ADDRESS) | (ADDRESS) | |
| Hendersonville, TN 37075 | Hendersonville, TN 37075 | |
| (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, Reba I. Marcum, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Watson Sr., 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. 53 of Block "B" on the Revised Subdivision Plat of a part of L. M. Ezell's 12.11 acre tract of the Talbot Land, of record in Plat Book 1130, Page 5, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Coy B. Marcum and wife, Reba I. Marcum by Warranty Deed dated October 23, 1987 from William R. Norman, Martha Ann Lamb and husband, Don P. Lamb which deed is recorded in Book 7389, Page 294, Register's Office for Davidson County, Tennessee. Coy B. Marcum having since died.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. IF ANY, AS MAY BE SET FORTH ON THE REVISED SUBDIVISION PLAT OF A PART OF L. M. EZELLS' 12.11 ACRE TRACT OF THE TALBOT LANDS, BLOCK B, OF RECORD IN PLAT BOOK 1130, PAGE 5, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 924 West Avenue, Nashville, TN 37206

(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.

Witness my hand this 16th day of October, 2009.

Reba D. Marcum
Reba I. Marcum
by Cynthia D. Walker Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20090071518 DEEDWARR
Recvd: 10/21/09 10:18 2 pgs
Fees:13.00 Taxes:148.00
20091021-0097156

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16TH day of October, 2009, before me personally appeared Cynthia D. Walker, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Reba I. Marcum and who acknowledged that she executed the same as the free act and deed of the said Reba Marcum.

Witness my hand and official seal at office in Madison, Tennessee, this the 16th day of October, 2009.

My commission expires:

3/20/10

Deanie L. Gregory

Notary Public

