Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20090085656 DEEDWARR
Recvd: 12/21/09 10:42 2 pgs
Fees:13.00 Taxes:1478.15
20091221-0115726

06-0910-73686

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $399,500.00

Affiant

Subscribed and sworn to before me, this 17th day of December, 2009.

Notary Public
My commission expires: January 19, 2012

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard C. Watts	First Freedom Bank	160-16-0-B-124
313 Avery Court	1620 W. Main St.	
Brentwood TN 37027	Lebanon, TN 37087	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jim Newport and wife, Jodi R. Newport**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard C. Watts and wife, Deborah L. Watts**, hereinafter called the Grantees, their successors 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. 48, on the Plan of Brentwood Chase, Section Two, of record in Book 9700, Page 945/947, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jim Newport and Jodi R. Newport, by deed from William E. McDowell and wife, Janean S. McDowell, dated July 31, 2003, recorded August 1, 2003, of record in Instrument Number 20030801-0109445, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 313 Avery Court, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of December, 2009.

Jim Newport

Jodi R. Newport

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jim Newport and Jodi R. Newport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 17th day of December, 2009.

Notary Public

My Commission expires: 01/17/12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012