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

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $381,500.00

Affiant

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

Notary Public
My commission expires: 11/5/2013

06-0909-73682

Address of New Owner:	Send Tax Bills to:	Tax Information
Diane Denison 2335 Stewarts Ferry Pike Hermitage TN 37076	SAME	111-00-0-032.00

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, **Richard C. Watts and wife, Deborah L. Watts**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Diane Denison, an unmarried woman, and Greg Knutson, an unmarried man**, 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:

SEE ATTACHED EXHIBIT "A"

For informational purposes only: prior deed references subject property to contain 6.01 acres.

Being the same property conveyed to Richard C. Watts by Special Warranty Deed from National Bank of Commerce, dated July 2, 2002, recorded July 8, 2002, of record in Instrument No. 20020708-0081957, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Richard C. Watts and wife, Deborah L. Watts by Quitclaim Deed from Richard C. Watts, dated October 3, 2002, recorded November 11, 2006, of record in Instrument No. 20061106-0138122, 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 2335 Stewarts Ferry Pike, Hermitage, TN 37076

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.

BILL GARRETT, Davidson County
Trans:T20090086164 DEEDWARR
Recvd: 12/22/09 14:01 2 pgs
Fees:13.00 Taxes:1411.55
20091222-0116486

WITNESS my hand this 17th day of December, 2009.

Richard C. Watts

Deborah L. Watts

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard C. Watts and Deborah L. Watts, 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

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

My Commission expires: 1-17-12

EXHIBIT "A"

Tract No. 9 according to a survey of Robert E. Francis of Murfreesboro, TN, of the property of Caesar E. Urrutia and wife, dated 9/9/86 and a certain tract of land in the 4th Civil District of Davidson County, TN. Beginning at a concrete monument set in a common line to lands formerly owned by John S. Jenkins (heirs) and M.A. Henry and wife, Lavenia Henry; the coordinates of said monument are X=1,837,962.98, Y=633,652.88 and is approximately 1,133.37 feet north of the centerline of Stewarts Ferry Pike at an angle of 10 degs. 11' 15" E, also being the SW corner of the property conveyed to the United States of America by deed of record in Book 3846, page 220, known as Tract No. 517 onto the U.S. Army Corps of Engineers J. Percy Priest Dam and Reservoir Project, situated in the Fourth Civil District of Davidson County, TN; thence S 76 degs. 45' 20" E 1,142.62 ft. to a corp pin; thence N 55 degs. 16' 4" E 625.34 ft. to the true point of beginning, said point being the NW corner of Tract 9 on the above mentioned survey, thence S 6 degs. 04' 42" W along the dividing line of Tracts 8 and 9, 1,311.19 ft. to the centerline of Stewards Ferry Pike, thence Southwardly along the centerline of Stewarts Ferry Pike N 81 degs. 47' 10" E 153.45 ft.; thence N 89 degs. 50' 12" E 46.55 ft. to a nail; thence northwardly along the dividing lines of Tracts 9 and 10 N 6 degs. 04'42" E 1297.44 ft. to a point in the S line of the above mentioned Tract 517; thence N 40 degs. 38' 30" W 10589 ft. to the corp pin; thence S 55 degs. 16' 04" W 155.75 ft. to the true point of beginning, . This tract is subject to a 16 S ft. road right of way easement adjacent to and parallel with the centerline of Stewarts Ferry Pike.