# WARRANTY DEED

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th Jan., 2010.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-2-11
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nana Harris (NAME) | Franklin American Mtg. Co (NAME) | 183-05-0A-306.00 CO |
| 5551 Craftwood Dr. (ADDRESS) | 501 Corporate Center Dr Ste 40 (ADDRESS) | |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (CITY) (STATE) (ZIP) | |

*THIS INDENTURE*, made and entered into this 5th day of JAN, 2010, by and between JIMMY WATSON AND NANCY WATSON, HUSBAND AND WIFE, party of the first part, and Nana Harris, unmarried, party of the second part,

*WITNESSETH:* That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 494 on the Plan of October Woods, Phase Four, Section Seven B, as of record in Instrument No. 200009070088378, Register's Office Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jimmy Watson and wife, Nancy Watson, by Warranty Deed from Lifestyle Homes, a Tennessee General Partnership, of record in Instrument 20010504-0046192, and filed for record, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100002171 DEEDWARR
Recvd: 01/12/10 08:45 3 pgs
Fees:18.00 Taxes:592.00
20100112-0002732

*TO HAVE AND TO HOLD* the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

**See Exhibit B for exceptions to title**

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

*IN WITNESS WHEREOF,* the party of the first part has caused this instrument to be executed the day and year first above written.

Jimmy Watson
JIMMY WATSON

Nancy Watson
NANCY WATSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JIMMY WATSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11 day of October, 2005

Commission expires: 7/24/10

Craig Wells
Notary Public

CRAIG WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named NANCY WATSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11 day of October, 2005

Commission expires: 7/24/10

Craig Wells
Notary Public

CRAIG WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 290400602

# EXHIBIT B

This conveyance is subject to:

All matters as set forth per Plat Book 7900, Page 909, and Instrument 200009070088378, Register's Office for Davidson County.

Restrictions of record in Instrument 200001030097964, and Book 9840, Page 276, Register's Office for Davidson County, Tennessee.

Subject to a Stormwater Detention Agreement Easement of record in Book 11367, Page 161, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9840, Page 267, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to October Woods Homeowners Association, Inc. of record in Instrument Number 200011090111744, Register's Office for Davidson County, Tennessee.

Charter of October Woods Homeowners Association, Inc. of record in Book 9840, Page 259, Register's Office for Davidson County, Tennessee.