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St. Paul, MN 55117
76344946-01

THIS INSTRUMENT PREPARED BY:
WHITE & BETZ, ATTORNEYS
22 PUBLIC SQUARE
LAWRENCEBURG, TENNESSEE 38464

FROM: JOSEPH H. WATSON, JR.

TO: JOSEPH H. WATSON, JR. AND WIFE, ERIKA WATSON

WARRANTY DEED Record 1st

For and in consideration of the sum of ONE AND 00/100---($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged and for the further consideration that I am the owner in fee simple of the tract of land hereinafter described under Affidavit of Inheritance recorded in Instrument 200205140059413 on May 14, 2002 in the Davidson Land Evidence Records, State of Tennessee and I, JOSEPH H. WATSON, JR. and my wife desire that this land be owned by us as tenants by the entirety and therefore I do hereby convey to her any and all interest that I have in said tract of land, it being my intent by this conveyance to create an estate of tenants by the entireties in and to the entire interest in said property previously held by me, pursuant to TCA §66-1-109, I, JOSEPH H. WATSON, JR., have bargained and sold, and by these presents, do transfer and convey unto the said JOSEPH H. WATSON, JR. AND WIFE, ERIKA WATSON, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Beverly Heights, Section II, as of record in Book 2331, Page 42, Register's Office of Davidson County, Tennessee.

Said Lot No. 78 fronts 50 feet on the southerly side of Foley Drive and extends back 231.4 feet on the easterly line and 275 feet on the westerly line, to a broken line in the rear on which it measures 319.6 feet thereon.

This conveyance is subject to restrictions, easements and setback lines applicable to said property.

This being the same property conveyed to Joseph H. Watson, Jr. by a deed from Mavis B. Watson to Joseph H. Watson recorded in Book 10845, Page 483 on March 19, 1998 and an Affidavit of Inheritance recorded in Instrument 200205140059413 on May 14, 2002 in the Davidson Land Evidence Records.

PREPARED FROM INFORMATION SUPPLIED BY PARTIES. NO TITLE SEARCH REQUESTED.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said JOSEPH H. WATSON, JR. AND WIFE, ERIKA WATSON, their heirs and assigns forever. And I do covenant with the said JOSEPH H. WATSON, JR. AND WIFE, ERIKA WATSON, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise set out above.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to JOSEPH H. WATSON, JR. AND WIFE, ERIKA WATSON, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND this 10 day of April, 2010

JOSEPH H. WATSON, JR.

BILL GARRETT, Davidson County
Trans:T20100025391 DEEDWARR
Recvd: 04/28/10 13:44 2 pgs
Fees:12.00 Taxes:0.00
20100428-0032315

E.R.W.

STATE OF TN
COUNTY OF Davidson

On this 10 day of April, 2010, before me personally appeared JOSEPH H. WATSON, JR., to me known or proved to me on the basis of satisfactory evidence to be the person (s) described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. My commission expires: 1/5/2014. Witness my hand and seal at the City of Nashville, State of TN.

My Commission Expires:
January 5, 2014

JOHN W. NEVIL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

(SEAL)

NOTARY PUBLIC John W. Nevil

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $0.00 – CREATE TENANCY which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT Lindsay Lacey, Agent of Equity National

Subscribed and sworn to before me this 20th day of April, 2010. My commission expires: 7/3/13

KRISTYN J PERRY
Notary Public
STATE OF RHODE ISLAND
My Commission Expires 7-3-2013

(SEAL)

NOTARY PUBLIC Kristyn J. Perry

SEND TAX BILLS TO:
Joseph H. Watson Jr & Erika Watson
4830 Foley Drive
Nashville, TN 37211

PERSON RESPONSIBLE FOR TAXES:
Joseph H. Watson Jr. & Erika Watson
same

PROPERTY ADDRESS:
4830 Foley Drive
Nashville, TN 37211

MAP 147-8, PARCEL 42

·U01248430·
8721 4/21/2010 76344946/1

JHW
E.R.W.