Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2010.

Notary Public
My commission expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

05-1003-64928

Address of New Owner:	Send Tax Bills to:	Tax Information
Weston D. Howard 278 Martingale Drive Old Hickory TN 37138	Churchill Mortgage Corporation 761 Old Hickory Blvd Brentwood, TN 37027	044-14-0-031.00

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, Chester L. Watson, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Weston D. Howard, 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:

Land in Davidson County, Tennessee, being Lot No. 278, on the Plan of Cumberland Terrace Subdivision, Block I, of record in Book 1424, Page 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary T. Watson and wife, Diane C. Watson and Chester L. Watson by deed from Robert J. Corbitt and wife, Judy B. Corbitt, dated June 3, 1983, recorded June 6, 1983, of record in Book 6069, Page 720, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to H. Philip Sadler by Quitclaim Deed from Gary T. Watson and wife, Diane C. Watson and Chester L. Watson, and further conveyed to Chester L. Watson and wife, Edith M. Watson by Quitclaim Deed from H. Philip Sadler, dated May 17, 1985, recorded June 19, 1985, of record in Volume 6586, Page 609, Register's Office for Davidson County, Tennessee. Edith M. Watson having since died on October 11, 2003.

Betty Watson, grantor's spouse, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

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 278 Martingale Drive, Old Hickory, TN 37138

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:T20100027916 DEEDWARR
Recvd: 05/10/10 14:01 2 pgs
Fees:13.00 Taxes:436.60
20100510-0035749

WITNESS my hand this 30th day of April, 2010.

Chester L. Watson

Chester L. Watson

Betty J. Watson

Betty Watson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chester L. Watson and Betty Watson, 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 Hendersonville, TN, this 30th day of April, 2010.

Angela A. Ramsey

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010