WARRANTY DEED

Return TO:
Foundation Title
30 Burton Hills Blvd
#175
Nashville, TN 37215

B-DN-10-2107

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF May, 2010

Notary Public

MY COMMISSION EXPIRES: 9-15-10

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Comm. Expires September 15, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Aucoin	Same (NAME)	
2107 RIVERSIDE DRIVE (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	07211043400

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we GLORIA ELIZABETH WATSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL AUCOIN, AN UNMARRIED PERSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 131 ON THE MAP SHOWING SUBDIVISION OF THE WATERS PLACE, A PLAT OF RECORD IN BOOK 332, PAGES 136 AND 137, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO GLORIA ELIZABETH WATSON, UNMARRIED BY DEED FROM MILDRED FRYER DRAKE, UNMARRIED OF RECORD IN BOOK 8849, PAGE 463 ON 01/20/1993 AND FILED FOR RECORD ON 01/27/1993, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS ALL MATTER AS SHOWN ON PLAT OF RECORD IN BOOK 332, PAGES 136 & 137; RESTRICTIVE COVENANTS AS SET FORTH IN BOOK 8849, PAGE 473, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS INSTRUMENT IS EXECUTED ON BEHALF OF GLORIA ELIZABETH WATSON BY JOHN GLEAVES, PURSUANT TO THE POWER OF ATTORNEY EXECUTED BY THEM ON THE 20TH DAY OF MAY, 2010 OF RECORD IN INSTRUMENT NO. 20100602-0042507, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RECORDED SIMULTANEOUSLY HEREWITH.

unimproved ( )
This is improved (X) property, known as 2107 RIVERSIDE DRIVE, NASHVILLE, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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: T20100033340 DEEDWARR
Recvd: 06/02/10 14:20 2 pgs
Fees: 13.00 Taxes: 303.40
20100602-0042508

Witness my/our hand(s) this 26th day of May, 2010.

GLORIA ELIZABETH WATSON by JOHN GLEAVES as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 26th day of May, 2010, before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GLORIA ELIZABETH WATSON and who acknowledged he/she/they executed the same as the free act and deed of the said GLORIA ELIZABETH WATSON.

Witness my hand and official seal, this the 26th day of May, 2010.

Notary Public

My Commission Expires: 01/07/2013



RETURN TO:
Rudy Title And Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903