This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP/PARCEL: 061-12-0-05600

New Owners Address:
Candice R. Henry and husband, James H. Watson
1233 Plymouth Drive
Nashville, TN 37216

Send Tax Bills to:
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

BILL GARRETT, Davidson County
Trans:T20120025771 DEEDWARR
Recvd: 04/09/12 15:15 2 pgs
Fees:13.00 Taxes:1052.65
20120409-0030266

WARRANTY DEED

THIS INDENTURE, made this 30th day of March, 2012 between

Terri Borders, a married woman

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Candice R. Henry and husband, James H. Watson III

of Davidson County, Tennessee, hereinafter referred to as **Grantees**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantees the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 36, as shown on the map entitled Resubdivision of certain lots in Eastdale Place, of record as Plat Book 974, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terri Borders, a married woman, by Warranty Deed from William David Dorris, Jr. as Executor of the Estate of Margarette C. Dorris dated June 24, 2011 and being of record in Instrument Number 20110627-0048776 Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statutes.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2012 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Terri Borders

Terri Borders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

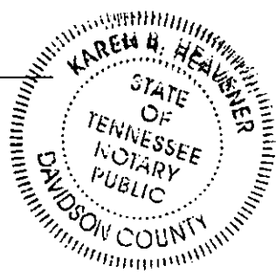
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Terri Borders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 30th day of March, 2012.

Karen B. Heavener

Notary Public

My Commission Expires: 11-3-2015



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $284,500.00.

Terri Borders

Affiant

Sworn to and subscribed before me, this 30th day of March, 2012.

Karen B. Heavener

Notary Public

My Commission Expires: 11-3-2015

