This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2012020022

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $163,500.00

Sworn to and subscribed before me this 31st day of May, 2012.

Affiant

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

BILL GARRETT, Davidson County
Trans:T20120041953 DEEDWARR
Recvd: 06/07/12 08:44 2 pgs
Fees:13.00 Taxes:604.95
20120607-0049625

Address of New Owner:
Eric Lee Watson
851 Russleo Drive
Nashville, TN 37209

Send Tax Bills to:
Clearpoint Funding
~~New Owner~~
4 Technology Dr. Ste 200
Westborough, MA 01581

Map-Parcel Numbers:
102-080-034.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Frances Moran, a widow** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eric Lee Watson , an unmarried man,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land situated in Davidson County, TN:

Lot 41, Horton Heights, Section IV, as shown on Plat of record in Plat Book 1835, Page 129, in the Register's Office of Davidson County, TN, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Everett Moran and wife, Frances Moran by Deed from Jerald Victor Frasier of record in Book 2272, page 571, Register's Office for Davidson County, Tennessee, dated March 12, 1954. Everett Moran a/k/a James Everett Moran having since died on May 8, 1994 in Davidson County, Tennessee, the property is now vested in Frances Moran as Tenant by the entirety.

This is improved property known as **851 Russleo Drive, Nashville, TN 37209.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 31st day of May, 2012.

Frances Moran by Debra Moran Boles, Attorney-in-Fact
Frances Moran By Debra Boles as her attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Debra Boles** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be the Attorney-in-fact for **Frances Moran** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Frances Moran**, the within named bargainor(s) by the said **Debra Boles** as such Attorney-in-Fact.

Witness my hand, at office, on this 31st day of May, 2012.

Elaine Phelps
Notary Public

My Commission Exp: 9-3-2012

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012