This Instrument Prepared By:
Lee and Lee Attorneys, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 2823

BOOK 9302 PAGE 5

9933 04/05 0101 03CHECK 151.45

ADDRESS NEW OWNER:
Marcus S. Watkins
803 Laurel Hill Drive
Old Hickory, TN 37138

SEND TAX BILL:
To Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, Tennessee 37087

MAP AND PARCEL:
MAP
GROUP
PARCEL 04D

35370 IDENTIF. & REFERENCE

MAIL ENV.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Harry Watkins Jr. and wife, Leslyne Watkins** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marcus S. Watkins, single**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 803, in a Horizontal Property Regime as shown on the condominium site plan of Laurel Hill Courtyard Homes, as of record in Plat Book 6900, Page 573, in the Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Harry Watkins Jr. and wife, Leslyne Watkins by deed from Berkeley Federal Bank and Trust, FSB dated February 25, 1994, as of record in Book 9263, Page 680, Registers's Office for Davidson County, Tennessee.

This is improved property known as Laurel Hill Courtyard Homes, 803, 803 Laurel Hills Drive, Old Hickory, TN 37138. Possession is to be given on March 29, 1994.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Marcus S. Watkins, single**, their heirs and assigns, forever; and we, **Harry Watkins Jr. and wife, Leslyne Watkins** do covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall

include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 29th day of March, 1994.

Harry Watkins Jr.

Leslyne Watkins

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Harry Watkins Jr. and wife, Leslyne Watkins** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at office, Tennessee, this the 29th day of March, 1994.

John M. Lee
NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4/24/95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 38,500.00.

Kathie L. Renner
AFFIANT

Subscribed and sworn to before me
this 29th day of March, 1994.

John M. Lee
NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4/24/95

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9302 PAGE 7

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	38500.00
			CON TX	142.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	151.45
			CHECK	151.45
04/05/94	01	14:07	0001	9983

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35370
IDENTIF. # REFERENCE

94 APR -5 PM 2:06
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 775235