Box 6
T76

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $63,000.00

Subscribed and sworn to before me, this 12th day of April 1999.

Affiant

Notary Public

My Commission Expires:

My Commission Expires
November 24, 2001

11-24-2001

WARRANTY DEED

BOOK 11432 PG. 125

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION
1161 MURFREESBORO ROAD
SUITE 324
NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: CURTIS V. WATKINS, JR., UNMARRIED	NAME: SAME
STREET ADDRESS: 3221 MASONWOOD DRIVE	STREET ADDRESS:
CITY: NASHVILLE STATE: TN	CITY: STATE:
ZIP CODE: 37207 MAP & PARCEL NO. 50-10-10	ZIP CODE:

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CHARLES EDWARD (BAY) ROBERTS AND WIFE, MARY ANN ROBERTS,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO CURTIS V. WATKINS, JR.,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Located in Davidson County, Tennessee and being Lot No. 784 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, Page 79 and 80, Register's Office of Davidson County, Tennessee.

Said Lot No. 784 fronts 79.0 feet on the northerly margin of Masonwood Drive and extends back 139.88 feet on the westerly margin of 139.73 feet on the easterly line to a dead line measuring 79.0 feet thereon.

Being a portion of the same property conveyed to Charles Edward (Bay) Roberts, herein by Warranty Deed from Nora J. James, a single person, dated May 31, 1996, and recorded May 31, 1998, in Book 10068, Page 845, Registers Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 3221 MASONWOOD DRIVE, NASHVILLE, TENNESSEE 37207

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE 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 NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS OUR HANDS THIS 12TH DAY OF APRIL, 1999.

Charles Edward Bay Roberts
CHARLES EDWARD (BAY) ROBERTS
By: Mary Ann Roberts POA

Mary Ann Roberts
MARY ANN ROBERTS

BOOK 11432 PG. 126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 1999, before me personally appeared CHARLES EDWARD (BAY) ROBERTS AND WIFE, MARY ANN ROBERTS to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

My Commission Expires
November 24, 2001

Notary Public

WARRANTY DEED

05714236

99 APR 14 PM 3:12

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

2517 04/14 0101 03CHECK 244.10

OFFICIAL RECEIPT

BILL GARRETT

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11432 PG. 127

0574236

IDENTIF. & REFERENCE

99 APR 14 PM 3:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	63000.00
CON TX	233.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	244.10
CHECK	244.10

04/14/99 01 15:15 0001 2517

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451491