WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,500.00

Thomas L Prendergast
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 19 99

Brenda R Behrman
Notary Public

MY COMMISSION EXPIRES: 3/10/2003
(AFFIX SEAL)

WILLIAMSON COU

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Prendergast	First Union Mortgage Corporation	150-12A-133CO
(NAME)	(NAME)	
1109 Quaise Moor West	1100 Corporate Center Dr/NC4777	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Raleigh, NC 27607-5066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kenneth Daniel Watkins, Jr. and wife, Rhonda S. Watkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas L. Prendergast and wife, Victoria J. Prendergast

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:

LAND in Davidson County, Tennessee, being Lot No. 628 on the Plan of Phase V-B, Somerset, of record in Book 7900, Page 575, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

4267 06/25/01 01:01 03CHECK 549.35

Being the same property conveyed to Kenneth Daniel Watkins, Jr., married, by deed from Phillips Builders, Inc. of record in Book 9214, page 916, Register's Office for Davidson County, Tennessee.

Rhonda S. Watkins joins in this Conveyance solely to relinquish any marital rights she may have in the property by virtue of her marriage to Kenneth Daniel Watkins, Jr.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

RECEIVED
2001 JUN 25 PM 1:38
WILLIAMSON COUNTY REGISTER

IDENTIFICATION & REFERENCE

060040019

unimproved ( )
This is improved (X) property, known as 1109 Quaise Moor West, Antioch, Tennessee 37013
(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 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 hand s this 23rd day of June, 19 99

Kenneth Daniel Watkins Jr.

Kenneth Daniel Watkins, Jr.

Rhonda S. Watkins

Rhonda S. Watkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Kenneth Daniel Watkins, Jr. and Rhonda S. Watkins

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 23rd day of June 19 99.

Commission expires 5-28-2003

Sharon L. Riney
Notary Public

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11543 PAGE 257

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

0604019

IDENTIF. & REFERENCE

99 JUN 25 PM 1:33

CAMT
145500.00
CON TX 538.35
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 549.35
CHECK 549.35 4267

06/25/99 01 13:43 0001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482763