IDENTIFICATION REFERENCE

99 JUN 23 AM 9:58

This Instrument Prepared By:

Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BOOK 11544 PAGE 869

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Edwin Wilson Watkins and wife, Andrea Early Watkins **5216 Stallworth Drive** **Nashville, Tennessee 37220**	**FT Mortgage Companies d/b/a Sunbelt National Mtg.** **181 E. Main Street** **Suite 6** **Hendersonville, TN 37075**	**Map 160-4** **Parcel 62**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $161,000.00.

X _____
AFFIANT

Sworn to and subscribed before me this 23 day of June, 1999.

_____
NOTARY PUBLIC

My Commission Expires: 4/22/2001

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN My Commission Expires April 22, 2001

1807 06/23 0101 03CHECK 606.70

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, KIMBERLY H. JOHNSON, now known as KIMBERLY H. ALLEN, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto EDWIN WILSON WATKINS and wife, ANDREA EARLY WATKINS, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being No. 1120 on the plan of Brentwood Hall Subdivision, Section XI, of record in Book 2331, page 134, Register's Office for Davidson County, Tennessee.

Said Lot No. 1120 fronts 137 feet on the westerly margin of Stallworth Drive and extends back 125 feet on the northerly line and 198.7 feet on the southerly line to a line in the rear, measuring 165 feet thereon.

Being the same property conveyed to David Tregg Johnson and wife, Kimberly H. Johnson by deed from L. Michael Miller and wife, Therese S. Miller, of record in Book 9013, page 286, Register's Office for Davidson County, Tennessee. By Final Decree filed in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Kimberly H. Johnson, Plaintiff vs. David Tregg Johnson, Defendant, Docket No. 95D-1162, of record in Book 11544, **page** 856, **said Register's Office, said property was vested solely in Kimberly H. Johnson.**

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she 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 follows:

1. Davidson County taxes for the year 1999 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 160-4, Parcel 62.

2. All matters appearing on the Plan of Brentwood Hall, Section XI of record in Book 2331, page 134, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, 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.

Paul C. Allen, husband of Kimberly H. Johnson, now known as Kimberly H. Allen, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest in an to subject property by reason of his martial status, or otherwise.

This improved property is known as 5216 Stallworth Drive, Nashville, Tennessee 37220.

WITNESS our hands this 25 day of June, 1999 in Franklin, Tennessee.

Kimberly H. Johnson as Kimberly H Allen

Kimberly H. Johnson, now known as Kimberly H. Allen

Paul C. Allen

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 Kimberly H. Johnson, now known as Kimberly H. Allen and husband, Paul C. Allen, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25 day of June, 1999.

Notary Public

My commission expires: 4/22/2005

BRENDA FRANKS HALE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN

My Commission Expires
April 22, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11544 PAGE 371

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

060530

IDENTIFICATION REFERENCE

99 JUN 23 AM 9:58

CAMT

	161000.00
CON TX	595.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	606.70
CHECK	606.70

06/28/99 01 10:04 0001 4807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483294