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Box 93

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $85,000.00

Clyde E. Watkins, Jr.
Affiant

Subscribed and sworn to before me, this 29th day of June, 1999.

NOTARY PUBLIC AT LARGE
Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information:
Iola C. Watkins and Clyde E. Watkins, Jr. and wife, Linda B. Watkins 529 Barrywood Drive Nashville, TN 37220	New Owners	Map 146-11 Parcel 120

FOR AND IN CONSIDERATION of the sum of Eighty-Five Thousand and No/100 Dollars ($85,000.00), cash in hand paid, the receipt of which is hereby acknowledged, IOLA C. WATKINS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CLYDE E. WATKINS, JR. and wife, LINDA B. WATKINS, ("Grantees"), their heirs and assigns, a 34% undivided interest in that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 529 Barrywood Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 1999.

Iola C. Watkins
IOLA C. WATKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, IOLA C. WATKINS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 1999.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 20, 2000

RECEIVED FOR RECORD
JUL 02 1999 8:55 AM

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Section Two, Crieve Hall Estates, as of record in Book 2133, page 45, Register's Office for Davidson County, Tennessee.

Said Lot 204 fronts 200 feet on the southerly side of Barrywood Drive and runs back 175 feet on the easterly line and 262.1 feet on the westerly line, which is a broken line, to a dead line in the rear, measuring 198.2 feet thereon.

Being the same property conveyed to Clyde E. Watkins and wife, Iola C. Watkins by deed from Bobby Jean Post Elrod and Charles Ronald Williams, as devisees under the will of Russell Norwood Williams, Deceased, as of record in Will Book 93, page 19, Probate Court for Davidson County, Tennessee, said Deed being recorded at Book 4331, page 1, Register's Office for Davidson County, Tennessee.

The said Clyde E. Watkins is now deceased.

Encumbrances

1. 1999 property taxes, a lien, but not yet due and payable.

2. All matters appearing on the Plan of record in Book 2133, page 45, Register's Office for Davidson County, Tennessee.

0608246

99 JUL -6 PM 2:41

REGISTER

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

06008246

REGISTER'S REFERENCE

99 JUL -6 PM 2:42

REGISTER
DAVIDSON CO. TN.

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CASH	55000.00
CO & TA	314.50
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	325.50
CHECK	325.50

[illegible] 14:43 0001 8737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487154