31-B

THIS INSTRUMENT PREPARED BY:
Booker & Associates, P.C.
First American Center
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

BOOK 11671 PAGE 989

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Eugene Watkins, Jr.	**SAME**	**58-70 & 58-71**
Barbara D. Watkins		
4313 Shady Dale Road		
Nashville, TN 37218		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $204,000.00.

Eugene Watkins Jr.
Affiant

Subscribed to and sworn before me this 20th day of September, 1999

Notary Public

My Commission Expires: July 27, 2002

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars cash, in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SHH, LLC, a Tennessee limited liability company, hereinafter called "GRANTORS", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said Eugene Watkins, Jr. and wife Barbara D. Watkins, hereinafter called "GRANTEE", her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot 41 as shown on the Plan of Drake's Run, Section One, of record in Book 9700, Page 818, said Register's Office.

BEING part of the same property conveyed to SHH, LLC, a Tennessee limited liability company by deed from Samuel H. Howard of record in Book 11026, page 474, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belong, to the Grantee, her successors, heirs and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons.

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

09/23/1999 13:12 03CHECK 010101
765.80

Witness my hand this 20th day of September, 1999.

SHH, LLC

By: _____
Phillippe S. Hinds

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VERIFICATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillippe S. Hinds, on behalf of SHH, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he being duly authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 20th day of September, 1999.

_____
Notary Public

My Commission Expires: July 27, 2002

0638525
RECEIVED FOR REFERENCE
99 SEP 22 PM 4:07
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0638525

IDENTIF. A REFERENCE

99 SEP 22 PM 4:07.

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	204000.00
CON TX	754.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	765.80
CHECK	765.80

09/22/99 01 16:10 0001 1312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519254

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