Instr:200001130004779 Page: 1 OF 2
REC'D FOR REC 01/13/2000 1:59:00PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $218.30

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 16928

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $59,000.00

Affiant

Subscribed and sworn to before me, this 13th day of January, 2000.

Notary Public

My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
WOODEN CHIEF INVESTMENTS INC	NEW OWNER	MAP 118-2
P. O. Box 22940		PARCEL 124
Nashville, Tennessee 37202		FB# 16DA12065

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, David C. Watkins, Jr. and wife, Karen R. Watkins, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Wooden Chief Investments, LLC, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 816 Dewees Avenue Nashville, Tennessee 37204.

This is not the principal residence of the Grantors herein.

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 it 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of January, 2000.

David C. Watkins, Jr.

Karen R. Watkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David C. Watkins, Jr. and Karen R. Watkins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2000.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Kirkwood Heights, as of record in Plat Book 1130, page 22, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David C. Watkins, Jr. and wife, Karen R. Watkins by deed from Samuel R. Pierce, Jr., Secretary of Housing & Urban Development of record in Book 6148, page 495, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 1165, page 360; (3) All matters appearing on the Plan of record in Plat Book 1130, page 22, said Register's Office.