FILE BOX 45

WARRANTY DEED

Instr:200002030011403 Page: 1 OF 2
REC'D FOR REC 02/03/2000 1:08:28PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $340.40

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 20 00.

Notary Public

MY COMMISSION EXPIRES: 1/26/03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan C. Watkins (NAME)	America's Wholesale Lender (NAME)	MAP 52-1
711 Idlewild Drive (ADDRESS)	155 N. Lake Avenue (ADDRESS)	PARCEL 313
Madison, TN 37115 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7137 (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, Nancy Jean Hinkle Dent, Margaret Dean Hinkle DeBusk, and James Warren Hinkle, Jr., Heirs of the Estate of James W. Hinkle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jordan C. Watkins, unmarried

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:

Being all of Lot No. 5 and Part of Lot Nos. 4 and 6, of Block "M", on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, said Register's Office.

Said Lot No. 5 and part of Lot Nos. 4 and 6 front together 84.0 feet on the easterly side of Lanier Avenue (now Idlewild Drive) and runs back between parallel lines 150 feet to a dead line in the rear on which it measures 84.0 feet.

BEING the same property conveyed to James W. Hinkle and wife, Margaret M. Hinkle by deeds from Bernice Keys Campbell, a widow, of record in Book 7352, Page 323; James Albert Austin, of record in Book 10197, Page 386, as corrected in Book 10392, Page 63; and from Fred Ray and wife, Lois K. Ray, of record in Book 1389, Page 312, Register's Office for said County. Said James W. Hinkle and wife, Margaret M. Hinkle now deceased.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 711 Idlewild Drive, Madison, TN 37115
(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 31st day of January, 20 00

Nancy Jean Hinkle Dent
Nancy Jean Hinkle Dent

James Warren Hinkle Jr.
James Warren Hinkle, Jr.

Margaret Dean Hinkle DeBusk
Margaret Dean Hinkle DeBusk

s

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Nancy Jean Hinkle Dent, Margaret Dean Hinkle DeBusk, and James Warren Hinkle, Heirs of the Estate of James W. Hinkle, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledge that they are the Heirs of the Estate of James W. Hinkle.

Witness my hand, at office, this 31st day of January, 2000.

My Commission Expires: 1/26/02

Marie Bradford
NOTARY PUBLIC

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.