WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 12,500.00

Kennda Watkins
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 31st day of MARCH, 2000 A.D.

NOTARY PUBLIC
My Commission Expires: May 28, 2000

Instr:200003310032427 Page: 1 OF 2
REC'D FOR REC 03/31/2000 2:22:58PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $46.25

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#00030024

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Kennda P. Watkins, 1733 21st Avenue North Nashville, Tennessee 37208	New Owner	81-11 / 36.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Kennda P. Watkins , , and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **BRYNDON MARLIN RUSHING, and DEVIN FARRELL RUSHING - SCHURR**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

KENNDA P. WATKINS , the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 277 on the Plan of J.M, T. J., and C. W. Harding's addition, as of record in Book 21, page 80, Register's Office for said County, as follows:

Said Lot No. 277 fronts 50 feet on the westerly side of 21st Avenue North, formerly Estrella Street, and runs back between parallel lines 158 feet to an alley.

Being the same property conveyed to Bruce Griffith, Jr. and wife Mildred Griffith, by deed from Thelma Patterson dated August 10, 1976 and of record in Book 5056, page 80 Register's Office for Davidson County, Tennessee. Bruce Griffith Jr. having died on July 22, 1993 leaving Mildred Griffith as the surviving tenant by the entirety. Subsequently, Mildred F. Griffith died October 19, 1996 and devised the property described herein to Bryndon Marlin Rushing, Dawn Rushing Farrell and Devin Farrell Rushing under the Will of record in Will Book 209, page 334, Probate Court Clerk's Office for Davidson County, Tennessee.

Subsequently, Bryndon M. Rushing, Executor of the Estate of Mildred F. Griffith, executed a deed to Bryndon M. Rushing and Devon Ferrell Rushing Schurr of record in Book 11129, page 846, Register's Office for Davidson County, Tennessee. Dawn Rushing Farrell having conveyed her interest to Bryndon Marlin Rushing and Devin Farrell Rushing-Schurr by deed dated March 29, 2000, and being recorded simultaneously herewith.

The above description is the same as in the previous deed of record.

The GRANTORS herein make oath and declare that the herein described property has never been their principal residence, nor the principal residence of any spouse or dependant.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2000 Property taxes are to be prorated and assumed by the GRANTEE.

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

This is improved property known as: 1733 21st Avenue North, Nashville, TN 37208.

Witness our hands this 30th day of MARCH, 2000 A.D.

Bryndon Marlin Rushing
Bryndon Marlin Rushing

Devin Farrell Rushing - Schurr
By: Bryndon Marlin Rushing
Devin Farrell Rushing - Schurr
By : Bryndon Marlin Rushing
Attorney-in-Fact

I BRYNDON MARLIN RUSHING Attorney -in-fact for DEVIN F. RUSHING - SCHURR do hereby swear and affirm that the Power of Attorney granted to me by instrument of record in Instrument Number #record eleventh Register's Office for Davidson, County, Tennessee, has not been revoked, and I have had no notice, written or oral, of revocation of said Power of Attorney.

Bryndon Marlin Rushing

STATE OF TENNESSEE }
COUNTY OF Davidson }

Before me, the undersigned, a notary public in the state of Tennessee, personally appeared Bryndon Marlin Rushing, attorney-in-fact for Devin Farrell Rushing - Schurr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument as attorney-in-fact for the purposes therein contained, and expressed and acknowledged that he executed the same as the free act and deed of the said Devin Farrell Rushing - Schurr.

Subscribed and sworn to before me, this the 30th day of March, 2000

Leroy J. Ellis IV
NOTARY PUBLIC

My Commission Expires: May 28, 2000

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy Johnston Ellis, 4th, a Notary Public in and for said County and State, the within named Bryndon Marlin Rushing and the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of MARCH, 2000.

Leroy Johnston Ellis IV
NOTARY PUBLIC

My Commission Expires: May 28, 2000

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WARRANTY DEED

From: *Bryndon Marlin Rushing a married man, and Devin Farrell Rushing - Schurr a married man*

To: *Kennda P. Watkins* an un-married man

Property: *1733 21st Avenue North Nashville, TN. 37208*

This Instrument was Prepared by:
Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
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