File Bop 29

Davidson County DEEDWARR
Recvd: 12/01/00 09:05 3pgs
Fees:15.00 Taxes:745.55

20001201-0117841

Seller: WATKINS
Order No.: 155783

Data ID: 32413
Job No.: 16805

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

Prudential Residential Services, LP
(Name)
2 Corporate Drive
(Street Address or Route Number)
Shelton, CT 06484
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

New owner 155-8A-32C0
(Name)

(Street Address)

(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to CURTIS L. WATKINS AND LISA ELAINE WATKINS, HUSBAND AND WIFE (hereinafter referred to as Grantor, whether one or more) by Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership
(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

unimproved ( )
This is improved (x) property, known as

6128 TULIP TREE LANE
(House Number) (Street) (P.O. Address)

NASHVILLE, TN 37221
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant 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 Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

Seller: WATKINS
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Witness our hands this 15th day of August, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lisa Elaine Watkins
LISA ELAINE WATKINS—Grantor

Curtis L. Watkins
CURTIS L. WATKINS—Grantor

STATE OF Kentucky }
COUNTY OF Fayette }

OFFICIAL SEAL
RACHAEL CRUM
NOTARY PUBLIC – KENTUCKY
STATE-AT-LARGE
My Comm. Expires Jan. 31, 2004

Personally appeared before me, Rachael Crum, a Notary Public in and for said County and State, CURTIS L. WATKINS, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 3353 Tates Creek Rd, Lex Ky, this 15th day of August, 2000.

My Commission Expires: 01-31-04

Rachael Crum
Notary Public

STATE OF Kentucky }
COUNTY OF Fayette }

OFFICIAL SEAL
RACHAEL CRUM
NOTARY PUBLIC – KENTUCKY
STATE-AT-LARGE
My Comm. Expires Jan. 31, 2004

Personally appeared before me, Rachael Crum, a Notary Public in and for said County and State, LISA ELAINE WATKINS, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 3353 Tates Creek Rd, Lex Ky, this 15th day of August, 2000.

My Commission Expires: 01-31-04

Rachael Crum
Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 201,500.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Affiant

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 30th day of November, 2000.

(Affix Seal)

My commission expires:

Ollie Mai Parsley
Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003

Seller: WATKINS
Order No.: 155783

Data ID: 32413

EXHIBIT "A"

LEGAL DESCRIPTION

BEING LOT NO. 32 ON THE PLAN OF PHASE I OF POPLAR CREEK ESTATES, OF RECORD IN PLAT BOOK 6250, PAGE 647, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CURTIS L. WATKINS AND WIFE, LISA ELAINE WATKINS BY DEED FROM MORRIS ESHAGHPOUR CONTRACTING CORPORATION OF RECORD IN BOOK 8331, PAGE 315, SAID REGISTER'S OFFICE.