392.20
11.

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 10403L

MAP/GROUP/PARCEL: 052-0-0-A/268.00

NEW OWNER'S NAME AND ADDRESS:
Curtis V. Watkins and Kenya Watkins
817 Seashell Cove
Madison, Tennessee 37115

SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 03/23/01 13:52 2pgs
Fees:11.00 Taxes:392.20
20010323-0028249

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, George E. Hurst and Patricia Hurst, husband and wife, hereinafter called Grantors, do hereby transfer and convey unto Curtis V. Watkins and Kenya Watkins, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 121 on the Plan of Heron Walk Section 4, Phase 2 of record in Plat Book 970, Page 687, Register's Office for said County, to which reference is made for a more complete description.
>
> The subject property is improved property commonly known as 817 Seashell Cove, Madison, Tennessee.
>
> BEING the same property conveyed to grantors herein by deed of record in Book 11234, Page 45, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

George E. Hurst
George E. Hurst

Patricia Hurst
Patricia Hurst

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, George E. Hurst and Patricia Hurst, husband and wife, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 8th day of March, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $106,000.00.

George E. Hurst - Patricia S. Hurst
AFFIANT

Sworn to and subscribed before me, this 8th day of March, 2001.

NOTARY PUBLIC

My Commission Expires:

10/15/03

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.