Davidson County DEEDWARR
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Fees:12.00 Taxes:55.50

20010418-0038473

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.

Henry Hill, Jr.
Affiant

Subscribed and sworn to before me on this 18th day of April, 2001.

Jacqueline Curtis
Notary Public
My commission expires: January 31, 2004

This instrument was prepared by:

Julian W. Blackshear, Jr.
Suite B-105, 1 Vantage Way
Nashville, Tennessee 37228

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Henry Hill, et ux	SAME	92-5-64
3410 Batavia Street	101 Queens Lane	
Nashville, Tennessee 37209	Nashville, Tennessee 37218	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Vivian Watkins, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Henry Hill, Jr. and wife, Mary E. Hill, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 56 on the Plan of College Hill Subdivision, as of record in Book 2133, page 52, Register's Office for said County.

Said Lot No. 56 fronts 77 feet on the north side of Batavia Street and runs back 189.4 feet on the easterly line and 194.5 feet on the westerly line to a dead line measuring 48 feet thereon. Said dead line being a broken line.

Being the same property conveyed to JAMES H. WATKINS AND WIFE, VIVIAN WATKINS by deed from CALVIN MCKISSACK of record in Book 2335, Page 123, said Register's Office for Davidson County, Tennessee. James H. Watkins now being deceased.

This is unimproved property known as 3410 Batavia Street, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself , her heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18 day of April, 2001.

Vivian Watkins
VIVIAN WATKINS

BY: Cheryl Watkins
CHERYL WATKINS
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of April 2001, before me personally appeared Cheryl Watkins, to me known to be the person who executed the foregoing instrument in behalf of Vivian Watkins acknowledged that she executed the same as the free act and deed of said Vivian Watkins.

WITNESS my hand, at office, ~~on~~ this 18th day of April, 2001.

Jacqueline Cox Wiggins
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires: 01/31/04