RICHLAND TITLE & ESCROW, LLC
3133 LONG BOULEVARD
NASHVILLE, TN 37203

RECORD AND RETURN TO:
~~SATURN AND MAZER~~
~~212 THIRD AVE. N., NASHVILLE, TN 37201~~
~~(SP) 40008 File Box "7"~~

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/01 13:23 2pgs
Fees:13.00 Taxes:3977.50

20010806-0083793

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 1,075,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 31ST day of July, 2001.

Notary Public

MY COMMISSION EXPIRES:

PAULA CROCKETT III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

My Commission Expires JAN. 29, 2005

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
DANNY WATKINS	**S A M E**	**147-12-70**
P. O. Box 3285		**5DU 45660**
South Padre Island, TX 78597		

FOR AND IN 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 **SPRING RIDGE JOINT VENTURE, A TENNESSEE JOINT VENTURE**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANNY WATKINS**

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:

LAND in the 5th Civil District of Davidson County, Tennessee being a part of Lot No. 2 on the Plan of Tom C. Lamb Subdivision, of record in Book 4060, Page 130, Register's Office for said county, described as follows:

BEGINNING at a point in the southerly margin of Haywood Lane, the common corner of Lots Nos. 1 and 2, said point also being 235.03 feet east of the easterly margin of an unnamed street; thence S11 degrees 59 minutes East 152.0 feet; thence S73 degrees 25 minutes West 104.59 feet; thence S20 degrees 35 minutes 20 seconds East 85.17 feet; thence S26 degrees 22 minutes East 258.33 feet; thence N63 degrees 38 minutes East 65 feet; thence S26 degrees 22 minutes East 151.00 feet; thence N63 degrees 38 feet East 162.00 feet; thence N12 degrees 51 minutes 30 seconds West 291.77 feet; thence N89 degrees 24 minutes West 180.00 feet; thence N11 degrees 59 minutes West 250 feet; thence 50.04 feet along the southerly margin of Haywood Lane to the point of beginning.

BEING the same property conveyed to Spring Ridge Joint Venture, a Tennessee Joint Venture, by deed from Spring Ridge Apartments, L.P., of record in Book 9344, Page 142, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **383 Haywood Lane, Nashville, Tennessee 37211**
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 HANDS THIS 31ST DAY OF JULY, 2001.

SPRING RIDGE JOINT VENTURE, a Tennessee Joint Venture

By: _____
JOSEPH A. DAUGHERTY, Joint Venturer

By: _____
CONNIE DAUGHERTY, Joint Venturer

By: _____
CATHERINE T. McCUBBIN, Joint Venturer
By: ALAN L. SATURN, Attorney-in-Fact

By: _____
ELIZABETH H. REYNOLDS, TRUSTEE, OF THE
BETH REYNOLDS LIVING TRUST, U/A/D 8/19/93, Joint Venturer
By: ALAN L. SATURN, Attorney-in-Fact

By: _____
ANDREW J. SHOOKHOFF, Joint Venturer
By: ALAN L. SATURN, Attorney-in-Fact

By: _____
EVA SOCHOROVA, Joint Venturer
By: ALAN L. SATURN, Attorney-in-Fact

By: _____
ELLYN G. CAPPER, Joint Venturer
By: ALAN L. SATURN, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOSEPH A. DAUGHERTY and wife, CONNIE DAUGHERTY, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of July, 2001.

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

My Commission Expires SEPT. 28, 2002
My Commission Expires: 9/28/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 31st day of July, 2001, before me personally appeared ALAN L. SATURN to me known to be the person who executed the foregoing instrument in behalf of ANDREW J. SHOOKHOFF and wife, EVA SOCHOROVA, CATHERINE T. McCUBBIN, ELLYN G. CAPPER and ELIZABETH H. REYNOLDS, TRUSTEE, the bargainors, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said bargainors, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of July, 2001.

JOE VAULX CROCKETT III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires JAN. 29, 2005