Box 37
LH

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Lionel B. Watkins, Jr. and wife, Novetta L. Watkins 133 Harpeth Trace Drive Nashville, TN 37221	Map 143-3D Parcel 133 CO	Same

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Sheliah Beth Wall, unmarried, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Lionel B. Watkins, Jr. and wife, Novetta L. Watkins (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee being more particularly described as follows (the "Property"):'

Land in Davidson County, Tennessee, being Unit No. 133 on the Plan of Harpeth Trace Highrise Condominium Apartments as of record in Book 5050, page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sheliah Beth Wall by deed of record as Instrument No. 200003100025240, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the Plan of Harpeth Trace Highrise Condominium Apartments of record in Book 5050, page 47, Register's Office for Davidson County, Tennessee.

3. Easement for ingress and egress of record in Book 4734, page 901, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5099, page 783, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/16/01 15:44 2pgs
Fees:13.00 Taxes:527.25

20010816-0088851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $142,500.00.

Affiant

Subscribed and sworn to before me this 16th day of August, 2001.

Notary Public
My Commission Expires: 3/23/2002

LORETTA B. LANE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

5. The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions covenants, restrictions, options, burdens assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harpeth Trace Highrise Condominium Apartments, of record in Book 5116, page 751 and the By-Laws appended thereto Book 5116, page 791, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens contained in an instrument of record in Book 5120, page 208 and Book 5120, page 918, as corrected by Instrument of Correction of record in Book 5182, page 767 and as amended in Book 5182, page 769, Register's Office for Davidson County, Tennessee.

This is improved property located at 133 Harpeth Trace, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 16th day of August, 2001.

Sheliah Beth Wall
SHELIAH BETH WALL

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Collier

Personally appeared before me, Sheliah Beth Wall, Notary Public, Sheliah Beth Wall, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of August, 2001.

PATTI A. CIAFFONE
MY COMMISSION # CC 804782
EXPIRES: January 27, 2003
Bonded Thru Notary Public Underwriters

Notary Public
My Commission Expires:
1.27.03

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