RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40217**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 156,500.00.**

Gregory B. Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **31ST DAY OF AUGUST, 2001.**

Barbara L McLee
Notary Public

MY COMMISSION EXPIRES: 11-29-03

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

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
GREGORY B. WATKINS and wife,	**1st TRUST BANK FOR SAVINGS**	**141-12-B-84**
CYNTHIA R. WATKINS	**P. O. BOX 17257**	**9D 79105**
7133 Bay Cove Trail	**Memphis, TN 38187-0257**	
Nashville, TN 37221		

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 **MICHAEL J. PETTUS and wife, CARRIE BETH PETTUS** H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY B. WATKINS and wife, CYNTHIA R. 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 Davidson County, Tennessee, being Lot No. 96 on the Plan of Southampton, Phase 4, a Planned Unit Development, as of record in Book 6250, Page 565, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael J. Pettus and wife, Carrie Beth Pettus by deed from Charles D. Rhodes and wife, Catherine A. Rhodes of record in Book 10667, page 341, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to Declaration of Covenants, Conditions and Restrictions of Southampton, of record in Book 6120, Page 450, and as amended in Book 6231, Page 63, and made applicable to Phase 4, of record in Book 6624, Page 569, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Unimproved ( )
This is improved (X) property, known as **7133 Bay Cove Trail, Nashville, Tennessee 37221**

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 AUGUST, 2001.

X Michael J. Pettus
MICHAEL J. PETTUS

X Carrie Beth Pettus
CARRIE BETH PETTUS

Davidson County DEEDWARR
Recvd: 09/05/01 15:03 2pgs
Fees:13.00 Taxes:579.05

20010905-0096095

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 MICHAEL J. PETTUS and wife, CARRIE BETH PETTUS, 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 August, 2001.

NOTARY PUBLIC

My Commission Expires: 5/26/02

ALAN D. MAXEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002