FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/04/02 15:12 2pgs
Fees:13.00 Taxes:273.80
20020204-0015321

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

D J Marshall Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 20 02

Notary Public

MY COMMISSION EXPIRES: 1/31/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Marshall Watkins, III (NAME)	AmSouth Bank (NAME)	MAP 52-2
612 Blackstone Avenue (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	PARCEL 176
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Carol Y. Watkins and Melanye G. Price

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Marshall Watkins, III, unmarried

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. 41 of Block "A" on the Revised Map of Rainbow Terrace Subdivision as of record in Book 1130, Page 85, Register's Office for said County.

Said Lot No. 41 fronts 100 feet on the south side of Blackstone Avenue and runs back between parallel lines, 190 feet to a dead line.

Being the same property conveyed to Virginia Dare Price, a single person, by deed of record in Book 5800, Page 518, Register's Office for Davidson County, Tennessee. The said Virginia Dare Price died leaving as sole heirs Thomas Gary Price, Carol Y. Watkins, and Melanie G. Price as set forth in Affidavit of Heirship of record in Instrument 20010307-0021704. The said Thomas Gary Price having quitclaimed his interest in the property to Carol Y. Watkins by Quitclaim Deed of record in Instrument 20010307-0021705, said Register's Office.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 1130, Page 85, said Register's Office; (3) Sanitary Sewer Easement of record in Book 5137, Page 522, said Register's Office.

unimproved ( )
This is improved (X) property, known as 612 Blackstone Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 31st day of January, 20 02

Carol Y Watkins By Vida M Gray Att'y In Fact
Carol Y. Watkins

Melanye G. Price
Melanye G. Price

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____

Notary Public

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, Vicki M. Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Carol Y. Watkins as her Attorney in Fact as the free act and deed of the within named Carol Y. Watkins.

Witness my hand and official seal at Nashville, Tennessee the 31st day of January, 2002.

My Commission Expires: 1/31/04

Notary Public

DAVIDSON COUNTY, TENN. ANITA LESTER NOTARY PUBLIC AT LARGE

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 Marilyn G. Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2002.

My Commission Expires: 1/31/04

Notary Public

DAVIDSON COUNTY, TENN. ANITA LESTER NOTARY PUBLIC AT LARGE