Davidson County DEEDWARR
Recvd: 03/12/02 15:38 2pgs
Fees:13.00 Taxes:358.90
20020312-0031247

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WARRANTY DEED

This Indenture made this **28th** day of **February, 2002** between **Cassandra L. Watkins and husband, Kevin Watkins,** , GRANTOR, and **Barbara Malone, unmarried** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of River Meadows Subdivision, Section I, of record in Plat Book 9700, page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cassandra L. Hoggett, unmarried, by Warranty Deed from Bobby D. Wall of record in Book 10547, page 820, Register's Office for Davidson County, Tennessee.

Said Cassandra L. Hoggett, having since married, now known as Cassandra L. Watkins.

Kevin Watkins, husband of Cassandra L. Watkins, joins this conveyance to convey his interest in said property, including but not limited to his marital interest.

Subject to all matters of record in Plat Book 9700, page 105, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 3675, page 518; Book 4462, page 81; Book 4488, page 656; and Book 4723, page 396, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee,

Improved property known as 2853 Hydes Ferry Road, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **28th** day of **February, 2002.**

Cassandra L. Watkins

Kevin Watkins

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cassandra L. Watkins and Kevin Watkins, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 28th day of February, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires May 26, 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $97000

Affiant

Subscribed and sworn before me this 28th day of February, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires May 26, 2002

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Barbara Malone
2853 Hydes Ferry Road
Nashville, Tennessee 37218

Send Tax Bills to:
Countrywide Home Loans
7105 Corporate Drive PTX 910
Plano, Texas 75024

Map & Parcel Number:

Map 80-8 Parcel 431