THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Rd., #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18819	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $280,000.00 Affiant Subscribed and sworn to before me, this 27th day of March, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS. ROBERT B. WATKINS	ABN AMRO MORTGAGE, INC.	MAP 132-13
920 VanLeer Drive	2600 W. Big Beaver Road	PARCEL 17
Nashville, Tennessee 37220	Troy, Michigan 48084	FB# OH10015

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KATHERINE M. BALLEU, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT B. WATKINS AND WIFE, KRISTINE P. WATKINS, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 920 VanLeer Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 2002.

KATHERINE M. BALLEU

By Katherine M. Balleu by Brenda Balleu Hasty, attorney in fact
BRENDA BALLEU HASTY, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED IN BOOK 11525, PAGE 742, SAID COUNTY

Davidson County DEEDWARR
Recvd: 03/28/02 14:48 2pgs
Fees:13.00 Taxes:1036.00
20020328-0038564

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA BALLEU HASTY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said KATHERINE M. BALLEU, and is authorized by the said KATHERINE M. BALLEU, to execute this instrument on her behalf.

Witness my hand, at office, this 27th day of March, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.
My Commission Expires NOV. 29, 2003

My Commission Expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Oak Hill Valley, as of record in Plat Book 1835, pages 15 and 16, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Hollis Lyen Balleu and wife, Katherine M. Balleu by deed from Haury & Smith Contractors, Inc. of record in Book 3766, page 629, said Register's Office. The said Hollis Lyen Balleu has since died.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 15 and 16, said Register's Office.