Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/06/02 09:29 3pgs
Fees:18.00 Taxes:525.40

20020606-0068704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $142,000.00

Mary Jo Clark
Affiant

Subscribed and sworn to before me, this 31st day of May, 2002.

M L McDowell
Notary Public
My commission expires 8-14-0

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronald Heacock	OWNER	91-
4805 Elkins Avenue		
Nashville TN 37209	91-15-380	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thelma Corene (Watkins) Wilson and Robert C. Watkins and Ervin Lee Watkins and Roger Dale Watkins and William C. Watkins, Jr. and Phyllis Paulette(Watkins)Gray and Amy Lynn (Watkins) Ferrera and Thomas Gene Watkins and heirs at law of Frances Elizabeth Breeden, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronald Heacock, hereinafter called the Grantees, their successors 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 the westerly 50 feet of the easterly 150 feet of the northerly 180 feet of Block 31 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for said county.

Said part of Block 31 fronts 50 feet on the southerly side of Elkins, formerly Second, Avenue and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Lawrence Breeden, Jr. and wife, Elizabeth Breeden, by deed from B.Y. Story and wife, Nannie Lee Story, of record in Book 2147, Page 171, Register's Office for Davidson County, Tennessee. Lawrence Breeden, Jr. and wife, Elizabeth Breeden, having since died, Lawrence Breeden, Jr. having predeceased Elizabeth Breeden. Elizabeth Breeden left as her sole heirs at Law, Thelma Corene (Watkins) Wilson, Robert C. Watkins, Ervin Lee Watkins, Roger Dale Watkins, William C. Watkins, Jr., Phyllis Paulette (Watkins) Gray, Amy Lynn (Watkins) Ferrera, and Thomas Gene Watkins as referenced by order for Intestate Administration of Estate of Frances Elizabeth Breeden, File No. DIP1952 Seventh Circuit Court for Davidson County, Tennessee Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4805 Elkins Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of May, 2002.

Thelma Corene Watkins Wilson
Thelma Corene (Watkins) Wilson

Robert C Watkins, Thelma Corene Watkins Wilson
Robert C. Watkins
By: Thelma Corene (Watkins) Wilson

Ervin Lee Watkins Thelma Corene Watkins Wilson
Ervin Lee Watkins
By: Thelma Corene (Watkins) Wilson

Roger Dale Watkins Thelma Corene Watkins Wilson
Roger Dale Watkins
By: Thelma Corene (Watkins) Wilson

William C Watkins Jr Thelma Corene Watkins Wilson
William C. Watkins, Jr.
By: Thelma Corene (Watkins) Wilson

Phyllis Paulette Gray Thelma Corene Watkins Wilson
Phyllis Paulette (Watkins) Gray
By: Thelma Corene (Watkins) Wilson

Amy Lynn Watkins Ferrera Thelma Corene Watkins Wilson
Amy Lynn (Watkins) Ferrera
By: Thelma Corene (Watkins) Wilson

Thomas Gene Watkins, Thelma Corene Watkins Wilson
Thomas Gene Watkins
By: Thelma Corene (Watkins) Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thelma Corene (Watkins) Wilson and, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 31st day of May, 2002.

Notary Public

My Commission expires 03/14/05

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 Thelma Corene (Watkins) Wilson, 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 herein contained, and who further acknowledged that she is the attorney in fact for Robert C. Watkins, Ervin Lee Watkins, Roger Dale Watkins, William C. Watkins, Jr., Phyllis Paulette (Watkins) Gray, Amy Lynn (Watkins) Ferrera, and Thomas Gene Watkins, and that she is authorized by them to execute this instrument on their behalf.

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

Commission expires 3-14-05

Notary Public