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

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Henry A. Watkins, Jr.
102 Chuzzlewit Down
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation
8360 Old York Road
Elkins Park, PA 19117-1590

MAP	172-1
GROUP	A
PARCEL	65

Davidson County DEEDWARR
Recvd: 10/04/02 15:16 2pgs
Fees:13.00 Taxes:1387.50
20021004-0121503

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James M. Gillenwater and Keith A. Rexroth, as joint tenants with rights of survivorship** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Henry A. Watkins, Jr. and wife, Sherrill M. 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. 65 on the Plan of Copperfield Revised Subdivision, of record in Plat Book 6900, page 555-559, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to James M. Gillenwater and Keith A. Rexroth, as joint tenants with rights of survivorship by deed from Donald Ray Wolfe, Jr. of record in Instrument no. 200004260041272, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 102 Chuzzlewit Down, Brentwood, Tennessee 37027.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 30th day of September, 2002.

James M. Gillenwater, by Keith A. Rexroth, as attorney-in-fact

Keith A. Rexroth

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Keith A. Rexroth,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledged that he is the attorney in fact for **James M. Gillenwater**, and that as said attorney in fact he executed the within Warranty Deed by signing the name of **James M. Gillenwater**, as his free act and deed..

WITNESS my hand and official seal this 30th day of September, 2002.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $375,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of September, 2002.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004