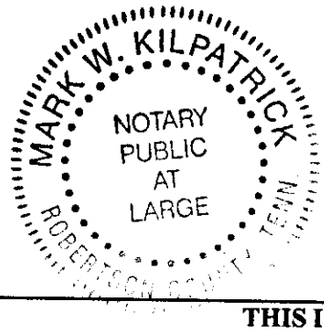
2 of 3

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Brenda Elaine Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 2002

Mark W. Kilpatrick
Notary Public

MY COMMISSION EXPIRES: April 26, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Elaine Watson (NAME)	AmSouth Bank (NAME)	53-3-399
1605 Turner Street (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Old Hickory, Tennessee 37138 (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, Myra Jean Martin, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda Elaine Watson, an unmarried woman

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:

Being Part of Lot No. 52, Section F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, Book 1424, page 131, in Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning with an iron pin at the southwest corner of Lot No. 52 and running thence the following courses and distances: (1) North 0 degrees 45 minutes East 65.0 feet to an iron pin: thence (2) South 89 degrees 07 minutes East 69.0 feet to an iron pin; thence (3) North 0 degrees 45 minutes East 20.0 feet to an iron pin; thence (4) South 89 degrees 07 minutes East 86.5 feet to an iron pin; thence (5) South 0 degrees 53 minutes West 85.0 feet to an iron pin; thence (6) North 89 degrees 07 minutes West 155.3 feet to an iron pin and the point of beginning, containing 0.27 acres, more or less.

SUBJECT to and/or reserving one (1) permanent easement 21 feet wide for private road and utilites and one (1) special easement 10.3 feet wide, more or less, for sewer, water, electric and/or telephone cable; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed, for servicing easements, are expressly reserved to the Grantor. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Robert C. Smith and Audrey L. Smith, his wife, tenants by the entireties by deed from E.I. du Pont do Nemours and Company of record in Book 1853, page 352, Register's Office for Davidson

CONTINUED

unimproved ( )
This is improved (X) property. known as 1605 Turner Street, Old Hickory, Tennessee 37138
(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 my hand this 8th day of November, 2002

Myra Jean Martin
Myra Jean Martin

Davidson County DEEDWARR
Recvd: 11/19/02 10:54 3pgs
Fees:18.00 Taxes:314.50

20021119-0143220

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Myra Jean Martin, an unmarried woman

the bargainor _____, 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 Brentwood, Tennessee, this 8th day of November, 2002

Commission expires April 26, 2005

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 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 _____, _____.

My commission expires _____

_____
Notary Public

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

LEGAL DESCRIPTION CONTINUATION

Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert C. Smith and Audrey L. Smith, his wife, tenants by the entireties by deed from E.I. du Pont do Nemours and Company of record in Book 1853, page 352, Register's Office for Davidson County, Tennessee.

The said Audrey L. Smith now being deceased property vested in Robert C. Smith by virtue of Tenants by The Entirety. The said Robert C. Smith now being deceased property vested intestate succession to his daughter, Myra Jean Martin.

This conveyance is subject to any and all existing restrictions and easements of record.

The following covenants to be decreed and considered to be covenants running with the land and binding upon GRANTEES and all future owners of the property for the benefit of all the property located within the "Old Hickory Village" in the Fourth Civil District of Davidson County, Tennessee, are expressly made a part of this conveyance by agreement between GRANTOR and GRANTEES:

1. No trade or business of any kind or character which might result in a nuisance shall be created, permitted, maintained or operated upon any of the land included in said tract, nor shall any building designed or intended for use for any such purpose be erected thereon;

2. No nuisance shall be permitted or maintained upon any portion of said property;

3. No sale of alcoholic beverages shall be permitted;

4. No poultry, hogs, cattle or other livestock shall be kept thereon;

5. No building shall be erected on the land except a building designed and used for residential purposes, and no such building shall be designed or used for the accommodation of more than two separate dwelling units, each large enough to accommodate only one family, and no structure shall be erected on the property, in addition to the dwelling house, except a garage building and servants' dwelling, not to exceed two stories in height, and not to exceed space for the storage of two automobiles;

6. No trailer, basement, tent, or outbuildings erected on the tract shall at any time be used as a residence, temporary or permanent, with the exception of the servants' quarters, as permitted in the preceding paragraph;

7. The foregoing covenants shall be binding on the GRANTEE(S) and all future owners of the property for a period of twenty (20) years fro July 1, 1947;

8. GRANTEE(S) and all future owners of the tract agree to comply strictly with all applicable zoning restrictions promulgated from time to time by the Quarterly Court of Davidson County, and all plans for how buildings erected on any portion of the tract must be submitted to and approved by the GRANTOR(S), its successors and assigns, with the right reserved to GRANTOR(S) to specify position of buildings on the lot and type of construction of all buildings until such date as said by GRANTOR(S), its successors or assigns, may relinquish such right in regard to buildings by a written instrument duly executed and recorded in the Register's Office for Davidson County, Tennessee, which date shall in no event exceed twenty (20) years from July 1, 1947.