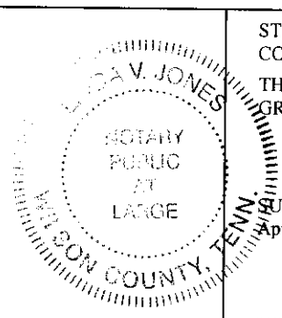
Record #3

File #200350207

Davidson County DEEDWARR
Recvd: 04/11/03 09:42 2pgs
Fees:13.00 Taxes:277.50

20030411-0048318



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Earnest Jackson Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earnest Jackson, Jr. and wife, Stephanie W. Jackson	OWNER	Map: 173-1-273 and
(NAME) 413 & 415 Cedar Creek Trail	(NAME) 5209 Meta Circle	Map 173-1-176
(ADDRESS) Nashville TN	(ADDRESS) Nashville, Tn. 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JIMMY RAY WATKINS AND STEPHEN RAY WATKINS, JR., SOLE HEIRS AT LAW OF STEPHEN RAY WATKINS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto EARNEST JACKSON, JR. AND WIFE, STEPHANIE W. JACKSON, 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:

Tract 1

Land in Davidson County, Tennessee, being all of Lot No. 1A, on the Plan of Zone Lot Division of Lots 1,2 ,3 & 4 Monte Carlo, Section 3-A, as shown by plat appearing of record in Plat Book 5800, Page 150, as amended of record in Plat Book 6250, page 971, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Stephen Ray Watkins, unmarried, by Warranty Deed of record in Book 7098, page 561, said Register's Office. The said Stephen Ray Watkins having died intestate on 10/17/01, leaving Jimmy Ray Watkins and Stephen Ray Watkins, his sole heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 20030411-0048316, said Register's Office. By Warranty Deed of record in Instrument No. 20020805-0093401, said Register's Office, the said Jimmy Ray Watkins and Stephen Ray Watkins, Jr. conveyed subject property to Harvel G. Brewer and Sharon L. Brewer, husband and wife and by Quitclaim Deed of record in _____, Harvel G. Brewer and Sharon L. Brewer, husband and wife, to Jimmy Ray Watkins and Stephen Ray Watkins, Jr..

Tract 2

Land in Davidson County, Tennessee, being all of Lot No. 1B, on the Plan of Zone Lot Division of Lots 1,2 ,3 & 4 Monte Carlo, Section 3-A, as shown by plat appearing of record in Plat Book 5800, Page 150, as amended of record in Plat Book 6250, page 971, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Stephen Ray Watkins, unmarried, by Warranty Deed of record in Book 7098, page 561, said Register's Office. The said Stephen Ray Watkins having died intestate on 10/17/01, leaving Jimmy Ray Watkins and Stephen Ray Watkins, his sole heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 20030411 0048316, said Register's Office.

This conveyance is subject to the following:
Any and all matters as shown on plat of record in Plat Book 5800, Page 150, as amended of record in Plat Book 6250, page 971; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 413 & 415 Cedar Creek Trail, Nashville, TN
(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 Grantors 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 10th day of April, 2003.

Jimmy Ray Watkins

Stephen Ray Watkins, Jr.

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Jimmy Ray Watkins and Stephen Ray Watkins, Jr. Heirs at Law of Stephen Ray Watkins who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of April, 2003.

Notary Public

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076