File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/28/03 16:21 2pgs
Fees:13.00 Taxes:555.00

20030428-0056816

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Frank R Neal
Affiant

Subscribed and sworn to before me this 25th day of April, 2003.

ANDREW H. MAHONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My Commission expires 8/28/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Frank Neal	SAME	161-80-5
5217 Larkway Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert C. Watkins and wife, Peggy J. Watkins**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Frank Neal**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 30 on the plan of Kingswood Park, of record in Book 2900, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert C. Watkins and wife, Peggy J. Watkins, by deed from Henry T. Taylor and wife, Mildred J. Taylor, of record in Book 5546, page 595, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 2900, page 70, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2963, page 543; in Book 3177, Page 227; in Book 3030, Page 491; and in Book 11239, Page 249, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5217 Larkway Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 25, 2003.

Robert C. Watkins
Robert C. Watkins

Peggy J. Watkins
Peggy J. Watkins

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert C. Watkins and wife, Peggy J. Watkins** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 25, 2003

My commission expires: _____

_____
Notary Public

ANDREW H. MALONEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.