RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42037 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/28/03 11:36 2pgs
Fees:13.00 Taxes:501.35

20030528-0071827

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$135,500.00

Marjorie Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd day of May, 2003

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marjorie Watkins	S A M E	142-5-D-10
916 Todd Preis Drive		
Nashville, TN, 37221		

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, I/WE,

Judy B. Groom, An Unmarried Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marjorie 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:

Being Unit Number B-402, together with the carport designated No. B-402-C of Phase One, Section Four, River Plantation, Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 4892 at page 440, as amended in Book 4956, page 756, the Plat of which is of record in Plat Book 4860 at page 17, 18, and 19, amended in Plat Book 4860, pages 107, 108, and 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edward S. Groom and wife, Judy B. Groom by deed from Irene W. Isbell of record in Book 11741, page 165, Register's Office for Davidson County, Tennessee. The said Edward S. Groom having since died.

Unimproved ( )
This is improved (X) property known as 916 Todd Preis Drive, Nashville, TN 37221

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.

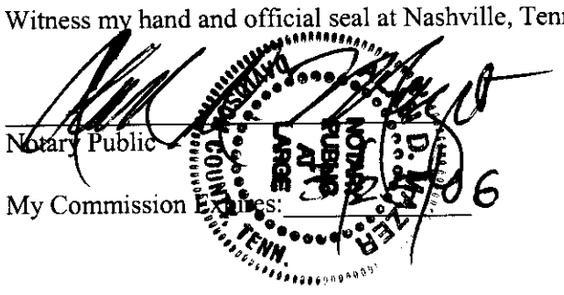
Witness my/our hand(s) this 23rd day of May, 2003

Judy B. Groom
Judy B. Groom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Judy B. Groom, An Unmarried Person, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 2003



Notary Public

My Commission Expires: 06