MAIL TAX NOTICE TO NEW OWNER:
Jeri Watkins
1908 South Main St.
Springfield, TN 37172

This Instrument Prepared By:
CHRISTINA M. BARTEE, Attorney
The Law Offices of Larry D. Wilks
509 West Court Square
Springfield, Tennessee 37172

TAX MAP: 46 PARCEL: 40

Davidson County DEEDWARR
Recvd: 09/03/03 11:10 2pgs
Fees:13.00 Taxes:61.05
20030903-0127514

WARRANTY DEED

THIS DEED OF CONVEYANCE, executed and delivered by **ROSE PAUL**, a single person, hereinafter called the Grantor, to **JERI WATKINS,** hereinafter called the Grantee;

WITNESSETH: That for and in consideration of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, the said Grantor has this day bargained and sold and do by these presents hereby sell transfer and convey unto the said Grantee, heirs and assigns, the following described real property, to-wit:

Certain real property situate in the 13th District of Davidson County, Tennessee, being Lot Number 15 of Dr. E.E. Brown, not of record and described as follows, to-wit:

Beginning at a spike in the center or Bull Run Road, said spike being 90 feet southeasterly from the southeast corner of the property conveyed by deed of record in Book 2448, page 165, Register's Office for said County; thence North 42 degrees, 49' East 248.1 feet to a point; thence South 30 degrees 37' 90.5 feet to a point; thence, 41 degrees East 45' West 225 feet to a point in the center of Bull Run Road; thence with the center of said road North 47 degrees 7' West 90 feet to the point of beginning.

And being that same property conveyed to Rose Paul and her heirs by Randy Hammonds of record in Book 10492, Page 652, Register's Office for Davidson County, Tennessee, and being the same property sold by the Clerk and Master in a Tax Sale to D. F. Brandon of record in Instrument Number 20010405-0033404, said Register's Office, and redeemed by Rose Paul by Decree for Redemption of record in Instrument Number 20030501-0058077, said Register's Office.

TO HAVE AND TO HOLD the aforesaid premises together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns forever. The said Grantor covenants with the said Grantee, heirs and assigns: 1) That she is lawfully seized in fee of said land; 2) That she has a good and perfect right to make this conveyance; 3) That said land is free from all encumbrances; 4) That she will, and her heirs, executors and administers shall, warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

DATED this the 29th day of August, 2003.

ROSE PAUL

STATE OF TENNESSEE,)
COUNTY OF ROBERTSON.)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROSE PAUL, Grantor, with whom I am personally acquainted and who acknowledged that she executed the within deed for the purposes therein contained.

WITNESS my hand and official seal, this the 29th day of August, 2003.

Christina Y. Bartee, Notary Public.

My Commission Expires: October 25, 2005

I, or we, hereby swear or affirm, that the actual consideration for this transfer of value of the property or interest in property transferred, whichever is greater is 16,500.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Yuri Watkins, Affiant

SWORN TO AND SUBSCRIBED before me this the 29th day of August, 2003.

Christina Y. Bartee, Notary Public or Register.

My Commission Expires: October 25, 2005.