

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Walter Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2003.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: September 22, 2007.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALTER B. WATKINS, ET UX	Union Planters Bank	80-12-92
(NAME)	(NAME)	
3239 VIKING ROAD	P.O. Box 2127	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/25/03 13:48 2pgs
Fees:13.00 Taxes:218.30
20031125-0171262

WARRANTY DEED

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, KIMBERLY Y. JAMES, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WALTER B. WATKINS AND WIFE, RUTH M. 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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Bordeaux Hills Addition, of record in Plat Book 4460, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda F. James by deed from Bernard White and wife, Shirley White of record in Book 9469, page 662, Register's Office for Davidson County, Tennessee. The said Linda F. James having since died, leaving Kimberly Y. James as her sole heir-at-law.
** See Affidavit of Heirship being recorded simultaneously herewith of record in Instrument #_____.**

This conveyance is subject to all matters as set forth in the Plan of record in Book 4460, page 9, said Register's Office, Restrictive Covenants of record in Book 4495, page 859, said Register's Office and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

**See Order entered Nov. 21, 2003 in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket No. 01P-1127, for court approval of this sale.

Unimproved ( )
This is improved(X) property, known as 3200 LEAWOOD DRIVE, NASHVILLE, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

a/k/a 3242 Viking Road, Nashville, TN 37218

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 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 25th day of **NOVEMBER, 2003**.

Kimberly Y. James

KIMBERLY Y. JAMES
BY: HELEN J. DANIELS, CONSERVATOR
FOR KIMBERLY Y. JAMES

Helen J. Daniels
Conservator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of November, 2003, before me personally appeared, **Helen J. Daniels, Conservator for Kimberly Y. James**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kimberly Y. James, and who acknowledged that she executed the same as the free act and deed of Kimberly Y. James.

Witness my hand and official seal at Nashville, Tennessee this 25th day of **November, 2003**.

My commission expires: **September 22, 2007.**

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public