Davidson County DEEDQC
Recvd: 03/15/04 10:32 2pgs
Fees:12.00 Taxes:0.00

20040315-0029164

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Transfer of property from individual grantor(s) to a revocable living trust whereby grantor(s) and grantee(s) are identical.
No actual consideration.

Steven D. Watkins

Tonya L. Watkins

BRENDA J. HUFF
Oklahoma County
Notary Public in and for
State of Oklahoma
Commission # 01020261

Subscribed and sworn to before me, this 24th day of December, 2003.

Notary Public

Commission Expires: 01/07/2006
Commission Number: 01020261

(This space for recorder's use only)

QUITCLAIM DEED

STEVEN D. WATKINS
TONYA L. WATKINS
304 Williams Court
Nashville, Tennessee 37209

Send Tax Bill to: Inc. **Map-Parcel Number:**
Union Planters Mtg. 114-8A-16co
Attn: Customer Service 8DZ-78266
P.O. Box 18001
Hattiesburg, Mississippi 39404-8001

FOR AND 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, WE,

STEVEN D. WATKINS and **TONYA L. WATKINS**, husband and wife,

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

STEVEN D. WATKINS and **TONYA L. WATKINS as Trustees of the WATKINS FAMILY REVOCABLE TRUST dated December 24, 2003**

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. 16 on the Plan of Cedar Crest Subdivision, Phase I, of record in Book 6900, page 284, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Steven D. Watkins and wife, Tonya L. Watkins, by deed from Charles Bryant Wilson and Wife Joni Justice Wilson, of record in Book 9563, Page 689, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters appearing on the plan of record in Book 6900, page 284; Declaration of Covenants, Conditions and Restrictions of record in Book 7213, page 973 and Book 8424, page 405; By-Laws of record in Book 8480, page 693; all of record in the Register's office for Davidson County, Tennessee.

This is improved property, known as 304 Williams Court, Nashville, TN 37209.

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 our hands this 24th day of December, 2003.

Steven D. Watkins
STEVEN D. WATKINS

Tonya L. Watkins
TONYA L. WATKINS

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) **ss:**
COUNTY OF OKLAHOMA)

Personally appeared before me the undersigned Notary Public, a Notary Public in and for said County and State, the within named, **STEVEN D. WATKINS** and **TONYA L. WATKINS**, husband and wife, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they the within instrument for the purposes therein contained.

Witness my hand and official act at Oklahoma County, Oklahoma, this 24th day of December, 2003.

Given under my hand and seal the day and year last above written.

NOTARY SEAL PUBLIC
BRENDA J. **HUFF**
Oklahoma County
Notary Public in and for
State of Oklahoma
Commission # **01020261**

Brenda J. Huff
NOTARY PUBLIC
Commission No.: 01020261
Commission Expiration: 1/7/06