THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 04/21/04 10:42 2pgs
Fees:13.00 Taxes:619.75

20040421-0045156

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 167,500.00

Charlotte A. Bethel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF April, 2004

Notary Public

MY COMMISSION EXPIRES: 2/26/08
(AFFIX SEAL)

PAUL MITCHELL NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian Feldmeier (NAME) | Union Planters Bank (NAME) | MAP 129-11 |
| 931 Neuhoff Lane (ADDRESS) | 700 Interstate Park Drive #174 (ADDRESS) | PARCEL 29 |
| Nashville, Tn 37205 (CITY) (STATE) (ZIP) | Montgomery, AL 38109 (CITY) (STATE) (ZIP) | |

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, William T. Watkins, Sr., Trustee

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

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 number 174 on the Plan of Warner Park Valley, as of record in Book 3600, pages 12, 13 & 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to William T. Watkins, Sr. and Jean W. Watkins, Trustees under the Revocable Watkins Living Trust dated March 16, 1998 by deed of record in Book 10853, page 35, said Register's Office. The said Jean W. Watkins is now deceased and William T. Watkins, Sr. remains as the sole Trustee.

unimproved ( )
This is improved ( X ) property, known as 931 Neuhoff Lane, Nashville, Tn 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 16th day of April, 2004

William T. Watkins, Sr., Trustee

William T. Watkins, Sr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William T. Watkins, Sr., Trustee

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2004

Commission expires 4-26-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public