WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/04 08:39 2pgs
Fees:13.00 Taxes:601.25
20041001-0118272

State of Tennessee File No. 17397-1
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$162,500.00**.

William Brewer
Affiant

Subscribed and sworn to before me, this the 30th day of September, 2004.

Notary Public

My commission expires: 4/10/05 (AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark Killian Brewer	**Realty Mortgage Corporation**	**105-13-394**
Bersigstrabe 3 10115	**215 Katherine Drive**	
Berlin, Germany	**Flowood, MS 39232**	

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,

Rae H. Watkins, a widow

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

Mark Killian Brewer, an unmarried man

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. 4 on the Plan of Hirshberg's Subdivision of Lot Nos. 74 and 75 of the Waverly Plan, of record in Book 161, Page 99, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Thomas W. Watkins and wife, Rae H. Watkins, by Warranty Deed from Ethel Wise Boyd, a widow, of record in Book 3459, Page 321, Register's Office for Davidson County, Tennessee. Said interest is now vested in Rae H. Watkins, as surviving tenant by the entirety, the said Thomas W. Watkins having since died 4/5/03.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) Unimproved (____) property, known as: **919 South Douglas Avenue, Nashville, TN 37204**

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 convenant 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 **30th** day of **September, 2004.**

Rae H. Watkins
Rae H. Watkins

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 **Rae H. Watkins,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **September, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.