ADDRESS OF NEW OWNER & SEND TAX BILLS TO:
DAVID C. WATKINS, JR. AND WIFE, KAREN R. WATKINS
6060 Vanderbilt Road
Old Hickory, TN 37138

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP/PARCEL 094-00-0 101.00

Davidson County DEEDWARR
Recvd: 11/24/04 10:14 3pgs
Fees:18.00 Taxes:1480.00
20041124-0140906

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED THOUSAND AND NO/100 ($400,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **MARGIE LEE HUNTER**, have this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID C. WATKINS, JR. AND WIFE, KAREN R. WATKINS, as tenants by the entirety**, their heirs and assigns, the following described tract or parcel of land situated in the 3rd Civil District of **Davidson County**, Tennessee, being the easterly part of the land conveyed to John L. Hunter and wife, from Paul A. Shelton and wife, by deed recorded in Book 2042, page 76, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the original centerline of the Lebanon Road at the northwest corner of the Greenwood Park Property; thence with the original centerline of Lebanon Road, South 78 deg. 04 min. West 305.5 feet to a point; thence leaving the Lebanon Road and severing the referenced land South 7 deg. 50 min. East 185.3 feet to a stake; thence South 2 deg. 45 min. East 280.6 feet to a spike in the driveway; thence South 63 deg. 32 min. East 55.8 feet to a spike in the driveway; thence South 0 deg. 29 min. West 259.9 feet to a stake; thence South 6 deg. 04 min. West 223.4 feet to a stake in a branch and in the southerly boundary of the said Hunter land; thence with the said southerly boundary South 75 deg. 00 min. East 100 feet to a stake; thence South 4 deg. 30 min. West 48 feet to a stake; thence South 88 deg. 00 min. East 132 feet to a stake at the southeast corner of the Hunter Land; thence with the westerly line of the Greenwood Park land North 3 deg. 02 min. East 485.1 feet to a point; thence North 0 deg. 22 min. West 611 feet to the beginning, containing 5.71 acres more or less as shown on Plat No. 65-175, dated April 26, 1965, by Wm. Collier Parrish Associates, Civil Engineers, Nashville, Tennessee.

BEING the same property conveyed to Margie Lee Hunter by Deed of Partition of record in Book 3910, page 461, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances there unto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above-described tract or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2004 real estate taxes, applicable zoning and building regulations and permits and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 23rd day November, 2004.

Margie Lee Hunter
MARGIE LEE HUNTER

STATE OF TENNESSEE

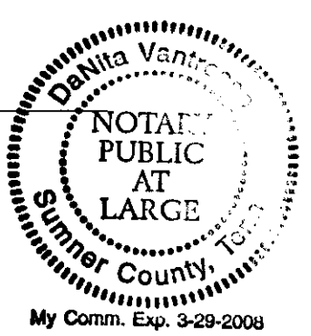
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARGIE LEE HUNTER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 23rd day of November, 2004.

DaNita Vantrease
NOTARY PUBLIC

MY COMMISSION EXPIRES:



O A T H

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for thistransfer or value of the property transferred, whichever is greater is **$400,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 23rd day of November, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DaNita Vantrease
NOTARY PUBLIC AT LARGE
Sumner County, Tenn.
My Comm. Exp. 3-29-2008