Davidson County DEEDWARR
Recvd: 02/16/05 11:20 3 pgs
Fees:18.00 Taxes:1035.63

20050216-0017666

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,900.00

James W. Watkins III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Watkins, III (NAME)	Pinnacle National Bank (NAME)	MAP 183-5A
5537 Craftwood Drive (ADDRESS)	211 Commerce Street, Suite 300 (ADDRESS)	PARCEL 310
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (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, Kayur Patel and wife, Hema K. Patel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Watkins, III and Beverly C. Watkins, husband and wife

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. 498 on the plan of October Woods, Phase 4, Section 7B, a Planned Unit Development, of record in Instrument Number 20000907-0088378, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Kayur Patel by deed from Yazdian Construction, Inc. of record in Instrument No. 20020809-0096144, Register's Office for Davidson County, TN.

Hema K. Patel joins in this conveyance to convey any interest she may have as the wife of Kayur Patel.

Subject to restrictions of record in Book 9840, page 276; Book 10181, page 986; Book 10548, page 501 and 503; and Instrument No. 20001003-0097964, said Register's Office.

Subject to Charter of record in Book 9840, page 259, said Register's Office.

Subject to ByLaws of record in Book 9840, page 267, said Register's Office

CONTINUED

This is improved (X) unimproved ( ) property, known as 5537 Craftwood Drive, Antioch, TN 37013 (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 our hand S this 15th day of February, 2005

Kayur Patel by: Gayla Moore
Kayur Patel by Gayla Moore, Attorney in Fact

Hema K. Patel by: Gayla Moore
Hema K. Patel by Gayla Moore, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____ _____

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

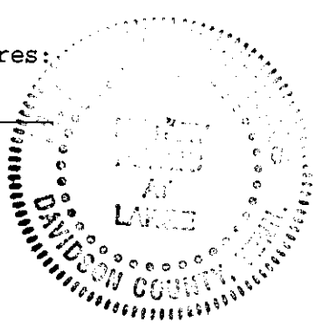
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On February 15, 2005, before me personally appeared Gayla Moore to me known to be the person who executed the foregoing instrument in behalf of Kayur Patel and Hema K. Patel and acknowledged that she executed same as the free act and deed of said above named for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 2005.

My Commission Expires:

3-26-05



Notary Public

LEGAL DESCRIPTION CONTINUATION

Subject to Quitclaim Deed of record in Instrument No. 20001109-0111744, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Instrument No. 20000907-0088378, said Register's Office.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.