[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Helane Jefferson	New Owner	Map 92-5
3508 Geneva Circle		Parcel 95
Nashville, TN 37209		12187 26B

This instrument prepared by : Southern Land Title, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Clevonne Watkins Turner, Conservator for Isabelle E. Watkins** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Helane Jefferson, ~~unmarried~~,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

~~Being Lot 153, as shown on the map entitled College Hill, Section 5, of record in Plat Book 2900, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.~~ / * *

Being the same property conveyed to Lewis E. Watkins, Jr. And wife, Isabelle E. Watkins by deed of record in Book 3281, page 623, said Register's Office, the said Lewis E. Watkins, Jr. Having since died. Letters of Conservatorship were issued to Clevonne Watkins Turner Docket No. 03P1426, Clerk of the Probate Court for Isabelle E. Watkins. The sale of the above described real property was approved by Order of the Probate Court for Davidson County, Tennessee, on February 17, 2005.

This description is the same as was used in the last deed of record.
This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Matters shown on the Plat of record in Book 2900, page 42, Register's Office.
3. Restrictive Covenants of record in Book 2962, page 629, Register's Office.

This is improved property commonly known as 3508 Geneva Circle, Nashville, Tennessee 37209

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON] Knox

The actual consideration or value, whichever is greater for this transfer is $187,500.00.

Clevonne Watkins Turner, Conservator for
Affiant Isabelle E. Watkins

Subscribed and sworn to before me this
17 **day of February, 2005.**

Notary Public

My Commission Expires: 3-6-05

LYNNETTE C. NEWMAN NOTARY PUBLIC AT LARGE KNOX CO., TENN.

Davidson County DEEDWARR
Recvd: 02/24/05 10:00 2 pgs
Fees:13.00 Taxes:693.75
20050224-0020305

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of February, 2005.

Clevonne Watkins Turner

Isabelle E. Watkins, by Clevonne Watkins Turner, Conservator for Isabelle E. Watkins

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Clevonne Watkins Turner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Conservator for Isabelle E. Watkins, the within named bargainor, and she as such conservator, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Isabelle E. Watkins by herself as conservator.

Witness my hand, at office, this 17 day of February, 2005.

Notary Public

LYNNETTE C. NEWMAN NOTARY PUBLIC AT LARGE KNOX CO. TENN.

My commission expires: 3-4-05

**Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of College Hill Subdivision, Section 5, as of record in Book 2900, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description, and including that portion of adjacent alley abandoned by Metropolitan Government of Nashville and Davidson County Ordinance No. 70-1050.