Davidson County DEEDWARR
Recvd: 03/16/05 10:50 2 pg
Fees:13.00 Taxes:506.90

20050316-0028836

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $137,000.00.

Affiant

Subscribed and sworn to me on March 15, 2005.

NOTARY PUBLIC

3-1-08

RITA MANGRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20607SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Stacia Lael Rigney Watkins & Richard C. Watkins 316 Ash Grove Drive Nashville, TN 37211	SAME	162-5-159

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Barbara F. Gray, a unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Stacia Lael Rigney Watkins and husband, Richard C. Watkins, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Hickory Valley, Section 2-A, as of record in Book 4300, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Barbara F. Gray, unmarried by Deed from Dalton Jordan and wife, Peggy Jordan by Deed dated June 23, 1993, of record in Book No. 8995, page 207, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 4300, page 111, Register's Office for Davidson County, Tennessee; and
3. Declarations of Covenants, Conditions and Restrictions, of record in Book 4522, page 528, as amended of record in Book 4570, page 493, Register's Office for Davidson County, Tennessee; and

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 316 Ash Grove Drive, Nashville, TN 37211.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 hands on March 15, 2005.

Barbara F. Gray

Barbara F. Gray

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On March 15, 2005, before me personally appeared Barbara F. Gray to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on March 15, 2005.

Amy Adams Gowan

NOTARY PUBLIC

My Commission Expires: _____

AMY ADAMS GOWAN NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE