

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$120,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF June, 2005
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Watkins & Jennifer Alford 1606 Hudson Road Madison, TN 37115	American Mortgage Express 136 Gaither Dr. Mount Laurel, NJ 08054	Map 63 Parcel 45

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, we,

William Garvin and wife, Cornelia M. Garvin by and through Fran Haworth Attorney-in-Fact and Lola Avo Garvin Adams, unmarried,

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John C. Watkins, unmarried, and Jennifer Alford, unmarried

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:

A TRACT OF LAND (AND ALL IMPROVEMENTS THEREON) IN THE 11TH, FORMERLY THE 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON, SURVEYOR, AUGUST 21, 1940, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF HUDSON ROAD (FORMERLY HUDSON LANE), SAID POINT BEING THE NORTHEAST CORNER OF THE DILLARD PROPERTY; THENCE WITH THE CENTER LINE OF HUDSON LANE, NORTH 77 DEG. EAST 195 FEET TO A POINT; THENCE SOUTH 26 DEG. 45' EAST 500 FEET TO AN IRON PIPE; THENCE SOUTH 62 DEG. WEST 200 FEET TO AN IRON PIPE IN DILLARD'S EAST LINE; THENCE WITH DILLARD'S EAST LINE, NORTH 28 DEG. WEST 441.5 FEET TO A ROCK FENCE; THENCE NORTH 16 DEG. WEST 111 FEET TO THE CENTER OF HUDSON ROAD, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM GARVIN AND LOLA AVO GARVIN ADAMS BY DEED FROM OLA OVA GARVIN POWERS, DATED FEBRUARY 20, 1973, AND OF RECORD IN BOOK 4688, PAGE 760, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. WILLIAM GARVIN AND WILLIAM B. GARVIN ARE ONE IN THE SAME PERSON. LOLA AVO GARVIN ADAMS AND LOLA G. ADAMS ARE ONE IN THE SAME PERSON.

This conveyance is made subject to the following:
1) 2005 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1606 Hudson Road, Madison, TN 37115
(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 13th day of June, 2005.

William Garvin by Fran Haworth atty in fact
William Garvin by Fran Haworth Attorney-in-Fact

Lola Avo Garvin Adams
Lola Avo Garvin Adams

Cornelia M. Garvin by Fran Haworth atty in fact
Cornelia M. Garvin by Fran Haworth Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 06/27/05 11:17 2 pgs
Fees:13.00 Taxes:444.00

20050627-0073420

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 Fran Haworth, Attorney-in-Fact for William Garvin and wife, Cornelia M. Garvin, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf William Garvin and wife, Cornelia M. Garvin for the purposes therein contained.

WITNESS my hand and official seal this 13th day of June, 2005

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, Lola Avo Garvin Adams the within named bargainor(s), with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this13th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076