THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

Davidson County DEEDWARR
Recvd: 07/19/05 15:20 2 pgs
Fees:13.00 Taxes:99.90
20050719-0083974

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $27,000.00.

Affiant

Sworn to and subscribed before me this 18 day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Dale M. Quillen	Same	Map 88-3
200 Moultrie Park		Parcel 119
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Francene D. Perry, Trustee under the Testamentary Trust of Virgie M. Watkins, deceased, of record in Will Book 5557, page 1363689, Probate Clerk for Davidson County, Tennessee, also of record in Instrument No. 20040826-0106594, Register's Office for Davidson County, Tennessee**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Dale M. Quillen**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 58 on the Plan of Benedict Land Company's Subdivision of the Lindelay Tract, as of record in Book 332, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 50 feet on the easterly side of North Second Street, and runs back between parallel lines 181 feet to an alley.

Being the same property conveyed to Henry Watkins and wife, Virgie M. Watkins, by deed from Charles H. Goostree and wife, Pauline C. Goostree, of record in Book 4083, page 499, Register's Office for Davidson County, Tennessee, the said Virgie M. Watkins having since died and having been predeceased by Henry Watkins, the said , Francene D. Perry having been appointed Trustee under the Testamentary Trust of Virgie M. Watkins, deceased, of record in Will Book 5557, page 1363689, Probate Clerk for Davidson County, Tennessee, also of record in Instrument No. 20040826-0106594, Register's Office for Davidson County, Tennessee

This is property known as 1105 North Second Street, Nashville, TN 37208.

This conveyance is made subject to restrictions of record in Book 509, page 333, and Book 2485, page 371, said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this 18 day of July, 2005.

Francene D. Perry

Francene D. Perry

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, Francene Perry, Trustee, the Bargainer, 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 this 18 day of July, 2005.

NOTARY PUBLIC

ROBERT F. SPANN NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 5-28-06