WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of December, 2005

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Chadwick Lee Beard	JP Morgan Chase Bank, N.A.	Map 151
7544 W. Winchester Dr.	5409 Maryland Way; Suite 202	Group 10-0-A
Antioch, TN 37013	Brentwood, TN 37027	Parcel 12-CO

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

Pamela A. Watkins, unmarried and James W. Watkins, Sr. and wife, Edwena Watkins

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Chadwick Lee Beard, 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:

BEING Lot No. 12 on the Plan of Villages of Long Hunter, Phase 1, a Planned Unit Development, of record in Instrument 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Pamela A. Watkins, an unmarried person, and James W. Watkins, Sr., a married person, by deed from Ole South Properties, Inc., of record in Instrument 20011221-0141216, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20010531-0056382, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20010123-0006894, said Register's Office; (3) Easements of record in Book 1101, page 457, Book 1115, page 302, Book 8197, page 288, Book 8358, page 91, Book 8358, page 94, Book 9661, page 919, Book 2338, page 466, Book 4446, page 423, Book 4535, page 351, Instrument 200009060088271, and Instrument 200009060088272, Register's Office for said County.

The said Edwena Watkins joins in this conveyance to convey any and all marital interest she may have in said property.

Power of Attorney of record in Instrument 20051213-0149464, said Register's Office.

Pamela Watkins and Pamela A. Watkins being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7544 W. Winchester Dr., Antioch, TN 37013

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.

Davidson County DEEDWARR
Recvd: 12/13/05 10:35 2 pgs
Fees:13.00 Taxes:442.15

20051213-0149465

FILE BOX 45

Witness our hands this 9th day of December, 2005.

Pamela A. Watkins

James W. Watkins, Sr. By: Pamela Watkins, Attorney-in-Fact
By: Pamela Watkins, Attorney-in-Fact

Edwena Watkins By: Pamela Watkins, Attorney-in-Fact
By: Pamela Watkins, Attorney-in-Fact

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 Pamela A. Watkins, 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 at Nashville, Tennessee, this 9th day of December, 2005.

My Commission Expires: 3/31/07

Notary Public

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, Pamela Watkins, 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 on behalf of James W. Watkins, Sr. and wife, Edwena Watkins as their Attorney in Fact as the free act and deed of the within named James W. Watkins, Sr. and wife, Edwena Watkins.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 2005.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.