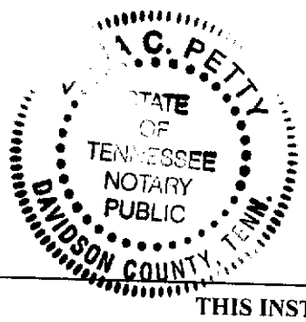
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Melissa R White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Pamela A. Watkins | Guaranty Trust Company | 183-5A-94 |
| (NAME) | (NAME) | |
| 4120 October Woods Drive | 316 Roberts Rose Drive | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Jimmy D. Kruse, Unmarried and Raquel C. Kruse, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela A. Watkins, 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:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of October Woods, Revision One, Phase Two, Section Four, of record in Plat Book 7900, Page 909 and amended in Book 9700, Pages 437 and 438, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy D. Kruse and wife, Raquel C. Kruse, by Warranty Deed dated April 27, 2000, from Stephen Z. Smalley and wife, Judith M. Smalley, as of record in Instrument No. 20000502-0043627, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Raquel C. Kruse by Jimmy D. Kruse as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20060126000987 9, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4120 October Woods Drive, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 01/26/06 10:30 2 pgs
Fees:13.00 Taxes:573.50
20060126-0009880

FILE BOX 45

Witness our hands this 23rd day of January, 2006.

Jimmy D. Kruse

Raquel C. Kruse By JDK Attorney in Fact
Raquel C. Kruse
By: Jimmy D. Kruse as her Attorney-in-Fact

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 Jimmy D. Kruse, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of January, 2006.

Commission expires: 11/14/09

Sarah Drenske
Notary Public

Sarah Drenske STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES: 11/14/2009 DAVIDSON COUNTY

On this 23rd day of January, 2006, before me personally appeared Jimmy D. Kruse, the person who executed the foregoing instrument on behalf of Raquel C. Kruse, and acknowledged that he executed the same as the free act and deed of the said Raquel C. Kruse, through Power of Attorney granted Jimmy D. Kruse by the said Raquel C. Kruse.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of January, 2006.

Commission expires: 11/14/09

Sarah Drenske
Notary Public

Sarah Drenske STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES: 11/14/2009 DAVIDSON COUNTY

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