Davidson County DEEDWARR
Recvd: 04/06/06 15:27 2 pgs
Fees:13.00 Taxes:795.50

20060406-0039995

WARRANTY DEED

G-LM-06-208

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Mark Watkins	Wilson Bank and Trust	
208 Oak Hollow Circle	P.O. Box 768	86-4A-37.00 CO
Hermitage, TN 37076	Lebanon, TN 37088	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CATHERINE F. ABBOTT AND HUSBAND, STEVE B. ABBOTT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD MARK WATKINS AND WIFE, KIMBERLY DENISE WATKINS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 12 ON THE PLAN OF OAKCREST, PHASE 1-B, OF RECORD IN PLAT BOOK 6200, PAGE 385, 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 CATHERINE F. SMITH, UNMARRIED BY WARRANTY DEED FROM FRANK BATSON HOMES, INC., RECORDED ON THE 26TH DAY OF MAY, 1992 IN DEED BOOK 8633, PAGE 55, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said Catherine F. Smith having since married and is now known as Catherine F. Abbott. Steve B. Abbott joins in this Instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record included those listed in Plat Book 6900, page 385; Book 7308, page 874; Book 7589, page 21; Book 7662, page 385 and Book 7900, page 250, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 208 Oak Hollow Circle, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 31st day of March, 2006.

Catherine F. Abbott

Steve B. Abbott

STATE OF Tennessee
COUNTY OF Davidson

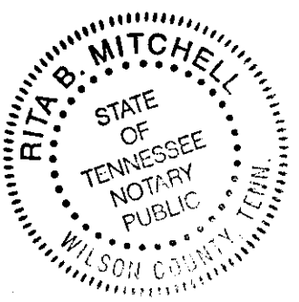
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine F. Abbott and Steve B. Abbott, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2006.

Notary Public

My Commission Expires: 6-17-07

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903