WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Julie A. Bentley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2006.

Dolores E. Brown
Notary Public

COMMISSION EXPIRES:
(AFFIX SEAL)

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

Davidson County DEEDWARR
Recvd: 05/17/06 10:23 2 pgs
Fees:13.00 Taxes:318.20

20060517-0057646

THIS INSTRUMENT WAS PREPARED BY
A & R Title and Closing, Inc.
907 Rivergate Parkway Ste D-1
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paulette Cole	Paulette Cole	61-10-2.17
(NAME) 4010 A & B Hutson Ave.	(NAME) 4010 A & B Hutson Ave.	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(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, Curtis Watkins Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paulette Cole 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:

SEE ATTACHED EXHIBIT A

Subject to all matters appearing on the plan of record in Plat Book 5190, page 683, said Regsiter's Office.

The above referenced property is not the primary residence of the said Curtis Watkins.

This is improved X property, known as 4010 A & B Hutson Ave., Nashville, TN 37216
(unimproved) (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 my hand this 9th day of May, 2006.

Curtis Watkins

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 Curtis Watkins Married to me known to be the person(s) described in and who executed the foregoing instrument, and who upon oath acknowledge that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 9th day of May, 2006.

Commission expires:

Dolores E. Brown
Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A

Property located at 4010 A & B Hutson Ave., Nashville, TN 37216 County of Davidson

BEING LOT NOS. 2 ON THE PLAN OF GOODWIN SUBDIVISION, OF RECORD IN BOOK 5190, PAGE 683, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Curtis Watkins by deed from Golden Investments dated 12/11/98 and filed of record in Book 11387, page 964, said Register's Office.