20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/06 10:54 3 pgs
Fees:18.00 Taxes:142.45

20060726-0090106

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 2006

Notary Public

MY COMMISSION EXPIRES: 9/21/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON (NOTARY SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis V. Watkins, JR.	Countrywide Home Loans, Inc.	MAP 50.01
(NAME)	(NAME)	
1389 La Boldi Avenue	4500 Park Granada	PARCEL 56.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Calabasas, CA 91302-1613	
(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, The Estate of Josie M. Polk, Deceased by Carolyn Watkins, Administratrix and The Only Heirs At Law being Brenda Christian, Helen Jones, Patricia Eason, Carolyn ** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis V. Watkins, JR.

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. 28A Zone Lot Division of Lot No. 28 on the Plan of Section One, Chesapeake Homes and Lots 23-27, Section Two, Chesapeake Homes, as of record in Book 6250, Page 815, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Willie O. Polk and wife, Josie M. Polk by Warranty Deed dated March 14, 1986, from Gerald D. Fridrich and Steve G. Fridrich, Unmarried and wife, Barbara W. Fridrich, of record in Book 6806, Page 485, Register's Office for Davidson County, Tennessee. The said Willie O. Polk having since died August 6, 1990, predeceasing Josie M. Polk, whom has since died, intestate, Nov. 16, 2004. Pursuant to the Letters of Administration in the Seventh Circuit Court of Davidson County, Tennessee, Docket #05P755, Carolyn Watkins was appointed Administratrix of the Estate of Josie Mae Polk, Deceased. The only heirs-at-law of Josie M. Polk is Carolyn Watkins, Brenda Christian, Helen Jones, Patricia Eason, James Baugh, Jr. and Michael Baugh.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Carolyn Watkins executes this Instrument as Attorneys-in-Fact on behalf of

CONTINUED

unimproved ( )
This is improved (X) property, known as 200 Chesapeake Place, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**Watkins, James Baugh, Jr. and Michael Baugh

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 21st day of July, 2006

Carolyn B Watkins ADX.

The Estate of Josie M. Polk, Deceased
By Carolyn Watkins, Administratrix

The Only Heirs-at-Law of Josie M. Polk, Deceased:

Carolyn Watkins

Carolyn Watkins

Brenda Christian

Brenda Christian

By Carolyn Watkins

Carolyn Watkins, Her Attorney-in-fact

Helen Jones

Helen Jones

By Carolyn Watkins

Carolyn Watkins, Her Attorney-in-fact

Patricia Eason

Patricia Eason

By Carolyn Watkins

Carolyn Watkins, Her Attorney-in-fact

James Baugh Jr.

James Baugh, Jr.

By Carolyn Watkins

Carolyn Watkins, His Attorney-in-fact

Michael Baugh

Michael Baugh

By Carolyn Watkins

Carolyn Watkins, His Attorney-in-fact

CONTINUATION OF LEGAL DESCRIPTION:

Michael Baugh, Brenda Christian, Helen Jones, Patricia Eason, and James Baugh, Jr., pursuant to the Power of Attorney(s) of record by Instrument No. 20060726-0090101, 20060726-0090102, 20060726-0090103, 20060726-0090104, and 20060726-0090105, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21ST day of July, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carolyn Watkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brenda Christian, Helen Jones, Patricia Eason, James Baugh, Jr. and Michael Baugh as their Attorney-In-Fact, and who acknowledged that she as the Attorney-in-fact executed the same as the free act and deed of the said Brenda Christian, Helen Jones, Patricia Eason, James Baugh, Jr. and Michael Baugh.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 21st day of July, 2006.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9/22

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 Carolyn Watkins, the bargainor, 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 Goodlettsville, Tennessee, this the 21st day of July, 2006.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carolyn Watkins as Administratrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Administratrix of the Estate of Josie Mae Polk, Deceased , the within named bargainor and that she as such Administratrix being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said Carolyn Watkins as Administratrix of the Estate of Josie Mae Polk, Deceased.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 21st day of July, 2006.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 9/22