Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $106,300.00

Affiant

Subscribed and sworn to before me, this 3rd day of November 2006.

Notary Public
My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 11/09/06 10:32 2 pg
Fees:13.00 Taxes:393.31
20061109-0139445

Address of New Owner:	Send Tax Bills to:	Tax Information
Mollie B. Watkins	First Horizon Home Loan	53-11/70
120 Becker Avenue	P.O. Box 809	
Old Hickory, TN 37138	Memphis, TN 38101	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ross Winchel and wife, Jill B. Winchel**, s Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mollie B. Watkins**, a single woman, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the Eleventh Councilmanic District of Davidson County, City of Lakewood, Tennessee and being Lot 21 as shown on the final plat entitled "Revision to Lots 21& 22, Subdivision No. 3 of Life & Casualty Insurance Co. Property" of record in Instrument number 20061101-0135838, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Ross Winchel from Denise Myers by warranty Deed of record in Instrument Number 20060707-0081474, Register's office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2007 and subsequent years. Tax Parcel No. 53-11/ 2) All matters shown on Plat recorded in Book 947, page 11, all of record in the Register's office for Davidson County, Tennessee.

This property is improved property known as 120 Becker Avenue, Old Hickory, TN 37138.

Jill B. Winchel joins this conveyance to forever disclaim her marital interest in the Property, if any.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3rd day of November 2006.

Ross Winchel

Jill B. Winchel by

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ross Winchel**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of November 2006.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission expires: 6-27-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On November 3, 2006, before me personally appeared, **Ross Winchel**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jill B. Winchel**, and who acknowledged that he executed the same as the free act and deed of **Jill B. Winchel**.

Witness my hand, at office, this 3rd day of November, 2006.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My commission expires: 6-27-09

FILE NO: TN2006100289