THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
RT1401-01

Based on the information provided by the parties; No title search was requested or performed.

Davidson County DEEDWARR
Recvd: 01/23/07 14:22 2 pgs
Fees:12.00 Taxes:0.00
20070123-0009404

DEED CONVEYING LIFE ESTATE

FOR AND IN CONSIDERATION of the love and affection I have for JERRY GENE WATKINS, and other good and valuable consideration, receipt of which is hereby acknowledged; I, MARY WATKINS WELLS, do hereby transfer and convey unto the said JERRY GENE WATKINS, a life estate, for and during his natural life, in and to certain tracts or parcels of land as follows:

> Lying and being in Davidson County, State of Tennessee, and being more particularly described as follows:
>
> Being a part of Lot No. 186 on the Map of the Subdivision of Lots Nos. 3 and 4 and a part of 5 and 6 in Cumberland Nurseries, of record in Book 332, Page 148, in the Register's Office of Davidson County, Tennessee, described as follows:
>
> BEGINNING at a point in the easterly margin of Foster Avenue 91 feet South of the southerly margin of Jay Street; thence easterly parallel to the southerly margin of Jay Street, 178 feet to a point in the West line of the property conveyed to Laura J. Coleman by deed of record in Book 1286, Page 206, said Register's Office; thence southerly with her line, 65 feet to a point; thence westerly 178 feet to the easterly margin of Foster Avenue; thence with the margin of the same northerly 65 feet to the beginning.
>
> Being the same property conveyed to Mary Watkins Wells by deed from Bruce E. Clemmer and wife, Charlette Clemmer, dated September 21, 1982, and of record in Book 5940, Page 433, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JERRY GENE WATKINS, for and during his natural life. And I do covenant with the said JERRY GENE WATKINS, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JERRY GENE WATKINS, against the lawful claims of all persons whomsoever.

Grantor retains the remainder interest to said property.

WITNESS MY HAND this 16th day of January, 2007.

Mary Watkins Wells
MARY WATKINS WELLS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, MARY WATKINS WELLS, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 16th day of January, 2007.

NOTARY PUBLIC

DIANA B. MARLOW NOTARY PUBLIC AT LARGE DICKSON COUNTY, TENN.

My Commission Expires: 10/22/07

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $50.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me ~~this~~ 16th day of January, 2007.

NOTARY PUBLIC

DIANA B. MARLOW NOTARY PUBLIC AT LARGE DICKSON COUNTY, TENN.

My Commission Expires: 10/22/07

****

Parcel ID:
119 05 0 220.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
JERRY GENE WATKINS
2422 Foster Av
Nashville TN 37211