OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE }
COUNTY OF Davidson}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 400,000.00

Mary Frances Evers
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th
DAY OF May, 2007.

J. Ann Smith
NOTARY PUBLIC

My Commission expires: 5-22-2010

JO ANN SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 22, 2010

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mary Frances Evers	Same	117-13-82
(NAME)	(NAME)	
136 Carnoustie Drive		
(ADDRESS)	(ADDRESS)	
Franklin TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 400,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

VIOLET JANE WATKINS, A SINGLE PERSON

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

MARY FRANCES EVERS

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 71, as shown on the Map entitled Woodmont Estates, Section 2, of record in Book 1130, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vivian Watkins and Violet Jane Watkins, as joint tenants with right of survivorship, by deed from Charlie O. Pierce, a widower, of record in Book 4635, page 863, said Register's Office. The said Vivian Watkins having since died.

This conveyance is made subject to the following:

1. Davidson County taxes for 2007 which have been prorated and assumed by the Grantee.
2. Matters shown on the Plan of record in Book 1130, page 99, said Register's Office.
3. All zoning laws and applicable ordinances and regulations of the Metropolitan Government of Nashville and Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2845 Kenway Road - Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. **We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 15th day of May, 2007.

Davidson County DEEDWARR
Recvd: 05/16/07 13:48 2 pgs
Fees:13.00 Taxes:1480.00
20070516-0058667

Violet Jane Watkins
VIOLET JANE WATKINS

By: Charles G. Cornelius Atty in Fact
CHARLES G. CORNELIUS, ATTY-IN-FACT

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles G. Cornelius, to me known to be the person who executed the foregoing instrument on behalf of Violet Jane Watkins, and acknowledged that he executed the same as the free act and deed of the said Violet Jane Watkins.

Witness my hand and official seal at office this 15th day of May, 2007.

My Commission expires:
5-22-2010

Jo Ann Smith
Notary Public

JO ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public