This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080188

Davidson County DEEDWARR
Recvd: 06/04/08 14:17 2 pg
Fees:13.00 Taxes:325.60
20080604-0057323

Send Tax Bills To:
New Owner

New Owner is:
Jeffery T. Eaton
612 Blackstone Avenue
Madison, TN 37115

MAP: 052-02-0

PARCEL: 176.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **David Marshall Watkins, III, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jeffery T. Eaton, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 of Block "A" on the Revised Map of Rainbow Terrace Subdivision as of record in Book 1130, page 85, Register's Office for said County.

Said Lot No. 41 fronts 100 feet on the south side of Blackstone Avenue and runs back between parallel lines, 190 feet to a dead line.

Being the same property conveyed to David Marshall Watkins, III, unmarried, by Warranty Deed from Carol Y. Watkins and Melanye G. Price, dated 1-31-02 and recorded 2-4-02 in Instrument No. 20020204-0015321, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **612 Blackstone Avenue, Madison, TN 37115**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of May, 2008.

GRANTOR(S):

DAVID MARSHALL WATKINS, III

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **DAVID MARSHALL WATKINS, III, UNMARRIED** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 30th day of May, 2008.

NOTARY PUBLIC
My Commission Expires: 7/27/10

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$88,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 30 day of May 2008.

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 7-24-10

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212