THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 08/15/08 12:17 2 pgs
Fees:13.00 Taxes:129.50
20080815-0084065

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***35,000.00.

Affiant

Subscribed and sworn to before me this 14th day of August, 2008.

Notary Public

My Commission Expires: 9.30.09

| **ADDRESS OF NEW OWNER** | **SEND TAX BILLS TO** | **MAP & PARCEL NOS.** |
|---|---|---|
| Hank A. Watkins<br>2429 Inga Street<br>Nashville, Tennessee 37206 | **SAME** | MAP 072-13-0<br>PARCEL 111.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirty Five Thousand and 00/100 Dollars ($***35,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, David C. Watkins and wife, Geneva Watkins, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Hank A. Watkins and wife, Ann Watkins, (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:

BEING Lot No. 38 on the Map of Springdale Subdivision of record in Book 974, page 18, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 50.0 feet on the northwesterly side of Inga Street and runs back between lines 127.0 feet on the northerly line and 128.0 feet on the southerly line to the right of way of the L & N Railroad, on which it measures 50.0 feet.

BEING the same property conveyed to David C. Watkins and wife, Geneva Watkins, by Warranty Deed dated August 25, 1958, from William G. Ligon and wife, Mary Lee Ligon, of record in Book 2802, page 137, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2429 Inga Street, Nashville, Tennessee 37206

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have not been prorated between the parties herein and have been assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Springdale Subdivision of record in Book 974, page 18, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 14th day of August, 2008.

David C. Watkins

Geneva Watkins

**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 David C. Watkins and Geneva Watkins, the bargainors, 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 this 14th day of August, 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY