[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Donte' M. Cleaves and Kuiana M. Cleaves		Map/Parcel -
943 32nd Avenue	NEW OWNER	09205014900
Nashville, TN 37209		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Derek S. Watkins and Henry A. Watkins, Jr.,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Donte' M. Cleaves and wife, Kuiana M. Cleaves** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, MAP OF W. T. GAITHER SUBDIVISION OF THE EASTERLY HALF OF BLOCK 31 ON THE MAP OF MIDWAY, as shown on plat of record in Plat Book 547, Page 87, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Estate of John Love, III to Derek S. Watkins, unmarried, Henry A. Watkins, Jr. and Sherrill C. Watkins, husband and wife as recorded on the 30th day of October, 1995 in Book 9841, Page 734, re-recorded in Book 9936, Page 430; See also Affidavit of Heirship as recorded on the 19th day of August, 2009 in Instrument No. 20090819-0077867, in the Register's Office of Davidson County, Tennessee. Sherrill C. Watkins has since died and title was vested to Henry A. Watkins, Jr. as the sole surviving tenant by the entirety.

This conveyance is subject to the following:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF W. T. GAITHER SUBDIVISION OF THE EASTERLY HALF OF BLOCK 31 ON THE MAP OF MIDWAY, as recorded in Plat Book 547, Page(s) 87, Register's Office of Davidson County.

BILL GARRETT, Davidson County
Trans:T20090081433 DEEDWARR
Recvd: 12/02/09 13:44 2 pgs
Fees:13.00 Taxes:222.00
20091202-0110315

This is improved property commonly known as: 943 32nd Avenue North, Nashville, TN 37209

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me this 12th day of November, 2009

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
My Commission Expires 01/09/2012

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors does covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of November, 2009.

Henry A. Watkins, Jr.

Derek S. Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2009, before me personally appeared Henry A. Watkins, Jr to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2009, before me personally appeared Derek S. Watkins to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY