Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $139,000.00

Janet L. McAlister
Affiant

ASHLEY RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 21st day of May, 2010.

Ashley Richardson
Notary Public
My commission expires: 8-6-2013

03-1003-36443

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan Watkins 2414 Vale Lane Nashville TN 37214	Fairway Independent Mortgage Co. 3069 Trenwest Dr, Ste. 2204 Winston,Salem, NC 27103	073-12-0 084.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Laura P. Shaia, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patrick R. Watkins and Alexandria M. Grimsley, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being No. Lot 130 on the Plan of Revision of Section One, Sunset View, of record in Book 2663, Pages 27 and 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Louis Lee Shaia and wife, Laura P. Shaia, by deed from John B. Gibbs and wife, Betty L. Gibbs, dated December 27, 1960, recorded December 28, 1960, in Book 3165, Page 573, Register's Office for Davidson County, Tennessee. Louis Lee Shaia having since died August 15, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2414 Vale Lane, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said 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.

BILL GARRETT, Davidson County
Trans:T20100031516 DEEDWARR
Recvd: 05/26/10 08:53 2 pgs
Fees:13.00 Taxes:514.30
20100526-0040389

WITNESS my hand this 21st day of May, 2010.

Laura P. Shaia

Laura P. Shaia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laura P. Shaia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 21st day of May, 2010.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013