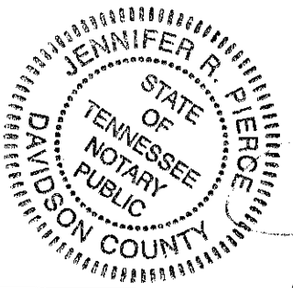
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/11 11:54 2 pgs
Fees:13.00 Taxes:499.50
20110512-0036545



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,000.00.**

Affiant

Subscribed and sworn to before me this 6th day of May, 2011.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert W. Watkins	Regions Bank d/b/a Regions Mortgage	Map 83-08 Parcel 22.00
3811 Murphy Road	2050 Parkway Office Circle	
Nashville, TN 37209	Birmingham, AL 35244	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Elizabeth Silva deBalboa formerly Elizabeth Barrett Petree**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert W. Watkins, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Rosewood Heights, Section IV, First Addition as of record in Book 2330, page 172, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth Barrett Petree, married by Warranty Deed from Christopher G. Allen, unmarried dated 1/31/07 of record in Instrument Number 20070208-0016604, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2330, page 172, Register's Office Davidson County, Tennessee.

This is improved property known as: **2709 Eastland Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 6, 2011.

Elizabeth Silva deBalboa by Jennifer R. Pierce as Attorney in Fact

Elizabeth Silva deBalboa
By Jennifer R. Pierce as
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Jennifer R. Pierce**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Elizabeth Silva deBalboa**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Elizabeth Silva deBalboa**, the bargainor(s), by the said **Jennifer R. Pierce**, as Attorney-in-Fact. - See POA Recorded Simultaneously Herewith

20110512-0036544

WITNESS my hand and seal, this **6th** day of **May, 2011**.

_____ My Commission Expires:

6/23/11

NOTARY PUBLIC

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY