THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27071-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
David C. Watkins, Jr. Karen R. Watkins 6060 Vanderbilt Road Old Hickory, Tennessee 37138	New Owner	094-10-0/026-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter-named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **DAWSON D. DURRETT**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **DAVID C. WATKINS, JR.**, and wife, **KAREN R. WATKINS**, (hereinafter referred to as the "**Grantees**"), their heirs, successors, and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

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; and Grantor covenants with the said Grantees that he is 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 on the attached Exhibit B; and Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10th day of April, 2015.

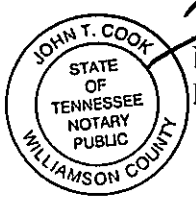
Dawson W. Durrett

BILL GARRETT, Davidson County
Trans:T20150027238 DEEDWARR
Recvd: 04/13/15 09:28 4 pgs
Fees:23.00 Taxes:832.50
20150413-0032109

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **DAWSON W. DURRETT**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 10th day of April, 2015.



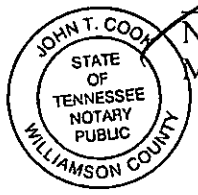
Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me this
10th day of April, 2015.



Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING on an iron pin, said pin being located in the eastern right-of-way of Omohundro Place and a corner of the property herein described;

Thence, with said right-of-way N 08° 45' 00" W 118.77 feet to an iron pin, said pin being located in the southern right-of-way of an unnamed alley;

Thence, leaving the right-of-way of Omohundro Place with the right-of-way of said alley N 80° 15' 00" E 177.00 feet to an iron pin, said pin being a corner of Gainey and Poole;

Thence, leaving the right-of-way of said alley with the line of Gainey and Poole, S 08° 45' 00" E 149.30 feet to an iron pin, said pin being located in the northern right-of-way of Lebanon Pike;

Thence, with said right-of-way S 80° 15' 00" W 146.50 feet to an iron pin at the beginning of a curve deflecting to the right, said curve having a radius of 30.00 feet and a central angle of 91° 00' 00" and a chord bearing and distance of N 54° 15' 00" W 42.80 feet;

Thence, with the arc of said curve 47.65 feet to the point of beginning and containing 0.60 acres.

BEING the same property conveyed to Dawson W. Durrett by Warranty Deed dated April 17, 2007, from Thomas R. Powers, of record in Instrument No. 20070418-0046001, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2015, and all subsequent years' real property taxes.

2. Matters shown on the Plan of record in Book 421, Page 187, Register's Office for Davidson County, Tennessee.

3. Easement for water main granted Bransford Realty Co., by A. O. Ridley, et ux, of record in Book 722, Page 278, Register's Office for Davidson County, Tennessee.

4. Survey of Thomas & Miller dated October 20, 1988, and revised October 31, 1988, shows concrete slab and fuel pumps encroaching onto the alley along the northerly line.

5. Easement for Omohundro Drive which lies on and across the property.

6. Subject to the right-of-way conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8315, Page 58, Register's Office for Davidson County, Tennessee.

7. Matters shown on the Survey of 1000 Lebanon Pike by Volunteer Land Surveying, Inc., Phillip E. Holmes, R.L.S. #1728, dated March 12, 2007, signed April 17, 2015, as File Number 07019.