File #5-54 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

BOOK 7048 PAGE 58

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP PARCEL NUMBERS
DEBORAH S. WATTS (NAME)	FIRST FEDERAL SAVINGS BANK (NAME)	Map 104-14-B
108 Westwood Trace (STREET ADDRESS OR ROUTE NUMBER)	101 West Lincoln Street (STREET ADDRESS)	Parcel 8.00
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Tullahoma, Tennessee 37388 (CITY) (STATE) (ZIP)	F.B. #7DA-91164

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WESTWOOD TRACE PARTNERS, a partnership composed of David E. Rawlings and John A. Thweatt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEBORAH S. WATTS, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS 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 Unit 8, together with the appurtenant interest in the common elements of Westwood Trace, a horizontal property regime established by Master Deed, of record in Book 6522, page 322, amended in Book 6889, page 711, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being part of the same property conveyed to Westwood Trace Partners, a partnership composed of David E. Rawlings and John A. Thweatt by deed from David E. Rawlings and wife, Jennifer N. Rawlings of record in Book 6459, Page 995, corrected in Book 6522, page 320, and in Book 6522, page 413, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Charter of Incorporation of record in Book 6582, page 874; (2) Covenants, Conditions, Restrictions and Agreements in the Master Deed and By-Laws of record in Book 6522, page 322, amended in Book 6889, page 711; and (3) All matters appearing on the Plan of record in Plat Book 6200, page 215, said Register's Office.

6611 8

IDENTIFICATION REFERENCE

Nov 24 8 49 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 108 Westwood Trace, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of November, 1986

WESTWOOD TRACE PARTNERS
By: John A. Thweatt, Partner

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John A. Thweatt with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be Partner of the WESTWOOD TRACE PARTNERS, the within named bargainor, a ~~corporation~~ partnership, and that as such Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ partnership by the said John A. Thweatt as such Partner.

Witness my hand and official seal, at Nashville, Tennessee this 14th day of November, 1986.

_____ Notary Public

Commission expires 1/10/89

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,900.00

Deborah S Watts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 1986.

MY COMMISSION EXPIRES 1/10/89 (AFFIX SEAL) _____ Notary Public

WARRANTY DEED

FROM WESTWOOD TRACE PARTNERS, a partnership

TO DEBORAH S. WATTS, unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7048 PAGE 60

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

95000.00→ CONT.
269.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 275.62→
9238AI 11/24/86 BAL . .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66118

IDENTIFICATION REFERENCE

Nov 24 8 49 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No 15119