#5599

File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

BOOK 7133 PAGE 650

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP PARCEL NUMBERS
~~STEPHEN RAY WATKINS~~ (NAME)	~~FIRST SOUTHERN FEDERAL S & L~~ (NAME)	~~Part of Map 173-1~~
~~417 Cedarcreek Trail~~ (STREET ADDRESS OR ROUTE NUMBER)	P.O. Drawer 5740 (STREET ADDRESS)	~~Parcel 177~~
~~Nashville, Tennessee 37211~~ (CITY) (STATE) (P. O. ZIP)	Dothan, Alabama 36302 (CITY) (STATE) (ZIP)	~~F.B.#5Du-63626~~

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, DOMINION PROPERTIES, a Tennessee partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN RAY WATKINS, 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 Lot No. 2B on the Plan of Zone Lot Division, Lots 1,2,3, and 4 Monte Carlo, Section 3-A, as of record in Plat Book 5800, page 150, amended in Plat Book 6250, page 971, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Dominion Properties, a Tennessee partnership, by deed from B. Gail Reese, Trustee in Bankruptcy for R & L Investments, a Tennessee partnership, of record in Book 6319, Page 968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters appearing on the Plan of record in Plat Book 5800, page 150, amended in Book 6250, page 971, Register's Office for Davidson County, Tennessee, and (2) 1987 Taxes, which have been prorated and assumed by the Grantee.

92577

IDENTIFICATION REFERENCE

FEB 11 8:19 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 417 Cedarcreek Trail, Nashville, Tennessee 37211

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 24th day of December, 19 86

DOMINION PROPERTIES

By: F. Karl Vandevender, Partner

By: Thomas F. Frist, Sr., Partner

By: H. Lee Barfield, II, Partner

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7133 PAGE 651

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 _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared F. Karl Vandevender, Thomas F. Frist, Sr. and H. Lee Barfield, II, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be a partners of Dominion Properties, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, at office in Nashville, Tennessee, this ~~24th~~ 31st day of December, 1986.

Laura B. Scott
Notary Public

My Commission Expires: March 11, 1990

NOTARY PUBLIC — DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Stephen Ray Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 19 87.

MY COMMISSION EXPIRES: 7/15/87 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC — WILLIAMSON COUNTY, TENNESSEE

WARRANTY DEED

FROM DOMINION PROPERTIES, a Tennessee partnership

TO STEPHEN RAY WATKINS

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 7133 PAGE 652

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

37000.00- CAMT.
183.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.10-
902MAC2/11/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92577

IDENTIFICATION REFERENCE

FEB 11 8:19 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 44472