2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
T. Patrick Davis 3314 West End Ave. #703 Nashville, TN 37203	Sears Mortgage Corporation 300 Knightsbridge Parkway Lincolnshire, IL 60069	104-6-B 703 21W 02918

WARRANTY DEED

BOOK 7806 PAGE 843

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, J. Scott Watkins and wife, Kathryn L. Watkins hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto T. Patrick Davis, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 703 on the plan of Park Road Condominiums, of record in Book 5200, page 390, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to J. Scott Watkins, an unmarried person by deed from Freeman Webb Developers, Inc. of record in Book 5869, page 710, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5845, page 831, said Register's Office.

This instrument is executed on behalf of J. Scott Watkins by Kathryn L. Watkins as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is (un)improved property, known as 3314 West End Ave. #703, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of March, 19 89.

Kathryn L. Watkins

J. Scott Watkins
BY: Kathryn L. Watkins
Attorney in Fact

1519 04/03 0101 03CHECK 306.50

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of March, 1989, before me personally appeared Kathryn L. Watkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of March, 1989.

My Commission Expires: Oct 9, 1991

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Kathryn L. Watkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of J. Scott Watkins as his Attorney in Fact, as the free act and deed of the within named J. Scott Watkins.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of March, 1989.

_____
NOTARY PUBLIC

My commission expires: Oct 9, 1991

WARRANTY DEED

from:
J. Scott Watkins and wife,
Kathryn L. Watkins

to:
T. Patrick Davis, unmarried

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28290

"EXHIBIT A"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7806 PAGE 845

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Kathryn L. Watkins
Affiant

Sworn to and subscribed before me this 31st day of March, 1989.

Christy Wilkins Lacy
Notary Public

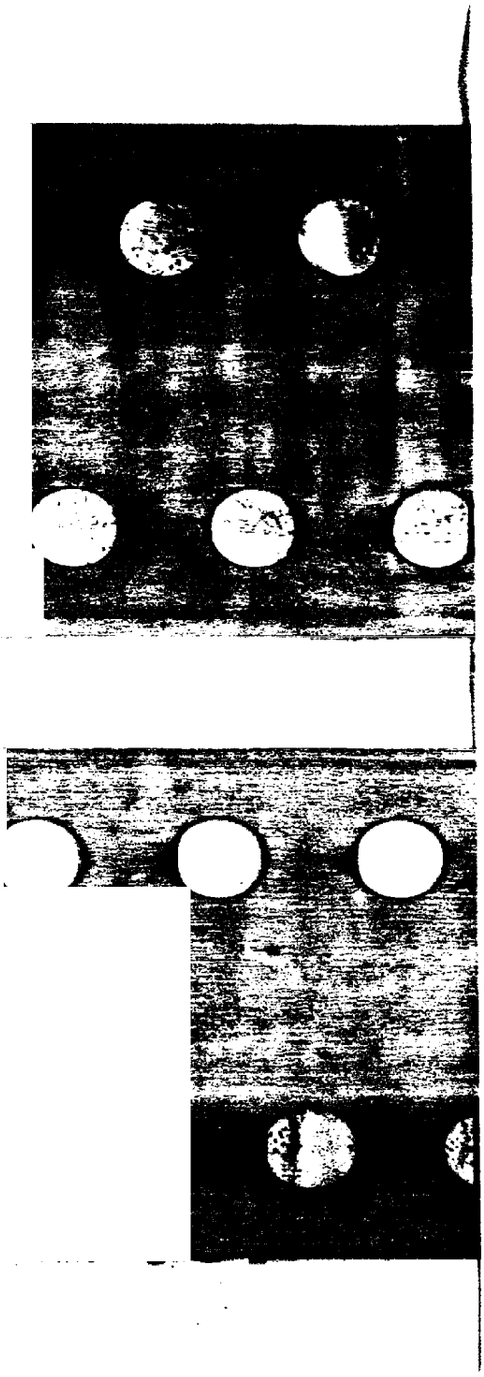
My Commission Expires: Oct 9, 1991

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE CHRISTY

APR 3 12 14 PM '89
FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

21299



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

RECEIVED OF _____

FOR _____

BOOK 7806 PAGE 846

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 90000.00
CON TX 297.00
PRFEE 0.50
WDEED 9.00
TOTAL 306.50
CHECK 306.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/03/89 01 12:15 0001 1519

21299

IDENTIFICATION REFERENCE

Apr 3 12 14 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195961