BOOK 8094 PAGE 885 FORM NO. WD-1

File # 25893
Loan # 423640

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF March, 19 90

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: First Tennessee Bank	MAP-PARCEL NUMBERS
MICHAEL E. FUGATE (NAME)	National Association (NAME)	MAP 118-1
908 Halcyon Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1000, Dept. 47 (STREET ADDRESS)	PAR 328
Nashville, Tn 37206 (CITY) (STATE) (P.O. ZIP)	Memphis, Tn 38148 (CITY) (STATE) (ZIP)	22W 13140

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, WE, LELAND WATTS and JAMES WATTS, both married persons, Winnifred A. Watts and Wanda G. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL E. FUGATE and wife DEBORAH A. FUGATE

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 40 on the Plan of W. D. Gale's Kirkwood Addition to Nashville, as of record in Book 332, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

2.1306 IDENTIF. REFERENCE Apr 24 2 29 PM '90 Davidson Co.

4070 04/24 0101 03CHECK 226.45

BEING the same property conveyed to Leland Watts and James Watts, both married persons, by warrandy deed from Bertha Lee Harney, an unmarried person, of record in Book 7905, Page 829, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 908 Halcyon Avenue, Nashville, Tn 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness their hands this 23rd day of March, 19 90

LELAND WATTS

JAMES WATTS

WINNIFRED A. WATTS by James R. Watts attorney-in-fact

WANDA G. WATTS by James R. Watts attorney-in-fact

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LELAND WATTS and JAMES WATTS, both married persons

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

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 1990

Commission Expires 3-11-91

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM

LELAND WATTS

TO

JAMES WATTS

MICHAEL E. FUGATE

DEBORAH A. FUGATE

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

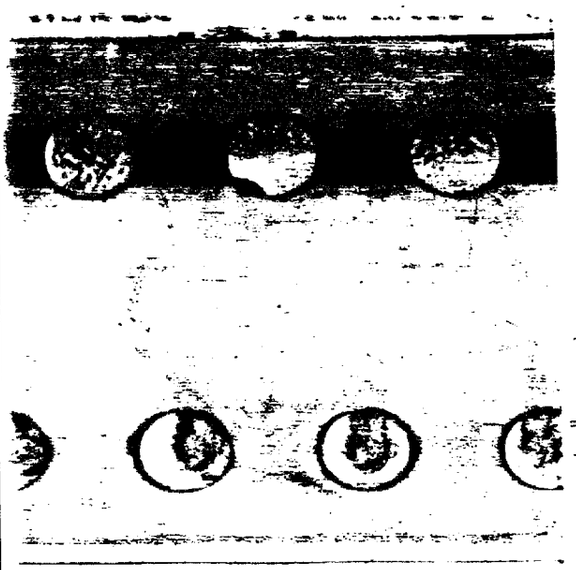
On this the 23RD day of March, 1990, before me personally appeared Leland Watts and James Watts to me known to be the person who executed the foregoing instrument in behalf of Winnifred A. Watts and Wanda G. Watts as THEIR Attorney in Fact, and acknowledged that THEY executed the same as the free act and deed of the said Winnifred A. Watts and Wanda G. Watts.

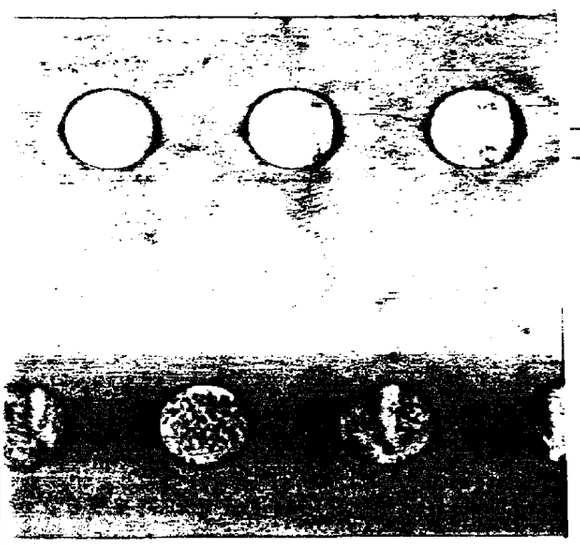
Witness my hand and official seal at Nashville, Tennessee, this the 23RD day of March, 1990.

My Commission Expires:

Notary Public

3-11-91





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

RECEIVED OF _____

FOR _____

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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

CAMT 66500.00
CON TX 219.45
PRFEE 1.00
WDEED 6.00
TOTAL 226.45
CHECK 226.45

04/24/90 01 14:26 0001 4070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

213U6

IDENTIF. TREFERENCE

APR 24 2 29 PM '90

DAVIDSON COUNTY T...

No. 313142