THIS INSTRUMENT PREPARED BY:
JOHN L. VAN CLEAVE
Suite 300, 214 Second Avenue North
Nashville, Tennessee 37201

BOOK 8125 PAGE 330

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHYLLIS JANE FULTON 303 Yorkshire Circle Nashville, TN 37211	Same	Map: 161-11C Par: 567

3.1 6 6: 3

IDENTIFICATION REFERENCE

JUN 6 3 15 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Phyllis Jane Fulton
Affiant

SUBSCRIBED AND SWORN to before me this 6th day of June, 1990.

Notary Public

My Commission Expires:

1-9-91

FOR AND IN CONSIDERATION of the sum of Sixty Thousand Dollars ($60,000.00), the receipt of which is hereby acknowledged, the undersigned, MELVIN E. WATSON and wife, LATHA D. WATSON, hereinafter "GRANTORS", have this day bargained and sold and does hereby transfer and convey unto PHYLLIS JANE FULTON, a single woman, and father, DANIEL E. FULTON, a single man, as joint tenants with right of survivorship, hereinafter "GRANTEES", their heirs and assigns, certain real estate in Davidson County, Tennessee as more particularly described on Exhibit A attached hereto and incorporated herein by reference, subject to the encumbrances shown thereon.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein stated and except for real estate taxes for the current year which are hereby prorated and assumed by GRANTEE.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 6 day of June, 1990.

Melvin E. Watson
MELVIN E. WATSON

Latha D. Watson
LATHA D. WATSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Mary Conley, a Notary Public of the State and County aforesaid, personally appeared MELVIN E. WATSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of June, 1990.

Mary Conley
Notary Public

My Commission Expires:

1-9-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Mary Conley, a Notary Public of the State and County aforesaid, personally appeared LATHA D. WATSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of June, 1990.

Mary Conley
Notary Public

My Commission Expires:

1-4-91

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. K-122 on the Re-Subdivision of Lot No. 2, Phase IV, Villages of Brentwood, of record in Plat Book 6900, page 614, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melvin E. Watson and wife, Latha D. Watson by deed from Fox Ridge Company, a limited partnership, of record in Book 7533, page 622, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

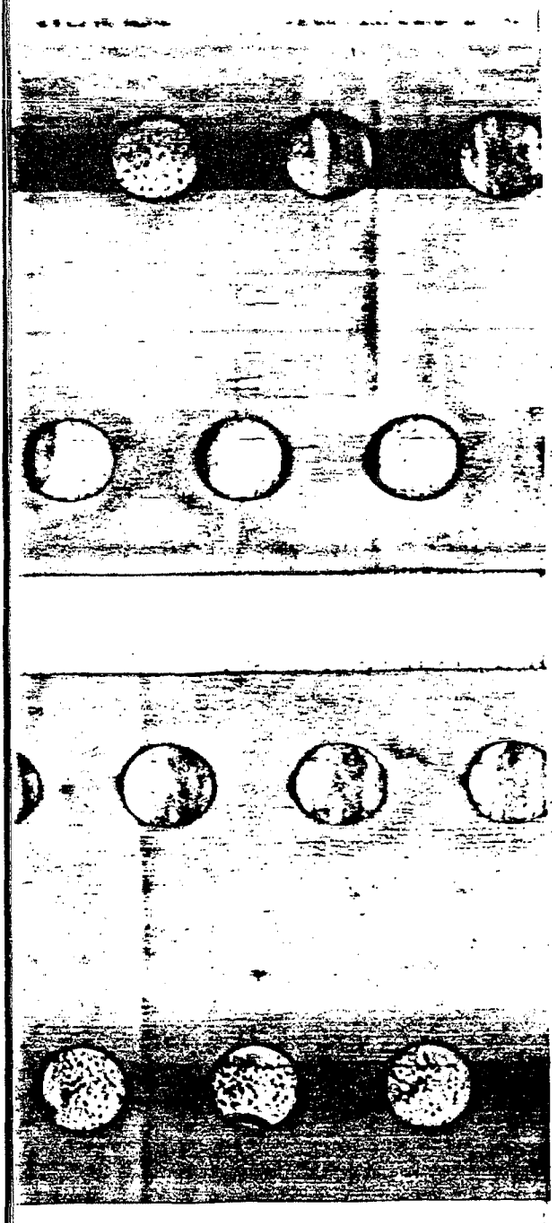
1. Taxes for 1990: a lien, but not yet due and payable.

2. Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 7231, page 789, as amended in Book 7494, page 689, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 6900, page 614, Register's Office for Davidson County, Tennessee, which includes an owner's certificate, certain notes, easements and setback lines.

4. Agreement for participation in Huntington Park Trunk Sewer, of record in Book 6699, page 752, Register's Office for Davidson County, Tennessee.

7780 06/06 0101 03CHECK 208.00



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

RECEIVED OF _____

FOR _____

BOOK 8125 PAGE 333

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	60000.00
			CON TX	198.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	208.00
			CHECK	208.00
06/06/90		01	15:16 0001	7780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.1663

IDENTIFI REFERENCE

JUN 6 3 15 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 325461