BOOK 8248 PAGE 374 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,900.00

Carol Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 1990

Mark Glenn Gaston
Notary Public

MY COMMISSION EXPIRES: 3-3-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Ralph W. Watkins, Jr. (NAME)	CITIZENS AND SOUTHERN MORTGAGE CORPORATION (NAME)	
and wife, (NAME)		
#61, 3880 Priest Lake Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 656 (STREET ADDRESS)	136-3-B-16-CO
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP)	2DX-07228

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~~ Meritor Savings Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph W. Watkins, Jr. and wife, Susan C. Watkins

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:

A certain condominium apartment being Townhouse No. 61, Bldg. No. 28, and the garage therewith in a Horizontal property regime known as Priest Lake Condominium Townhouses, Phase 2, as of record at Book 4675, page 131 and Book 4675, page 145 Register's Office Davidson County, Tennessee, to which plan reference is hereby made and the same incorporated herein for a complete description of said unit.

Being all the same property conveyed to the grantor herein by deed as of record at Book 8114, page 643, said Register's Office.

This conveyance is subject to Master Deed, Restrictions, Rules & Regulations, By-Laws and amendments thereto as of record at Book 4651, page 412, Book 4979, page 939, Book 5083, page 417, Book 5189, page 671, Book 7679, page 173, Book 8115, page 838, Book 8115, page 849 and the plats at Book 4675, page 131 and Book 4675, page 145, all said Register's Office.

The warranty of the Grantor herein is limited to the lawful claims of all those persons owning, holding or claiming by, through or under the Grantor but not otherwise.

IMproved
~~unimproved~~
This is improved ~~OK~~ property, known as #61, 3880 Priest Lake Dr., Nashville, TN 37217
(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 its hand this 30th day of November, 1990

Meritor Savings Bank

By: Alton T. Winner

Alton T. Winner
Sr. Vice President

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, ________________________________, 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 ________________, Tennessee, this ________________ day of ________________________________, 19____.

Commission Expires________________ ________________Notary Public

~~STATE OF TENNESSEE~~XXX } STATE OF Pennsylvania
~~Davidson County~~x } COUNTY OF Philadelphia

Before me, Djuna Archie a Notary Public in and for the State and County aforesaid, personally appeared Alton T. Winner
____
____
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 Sr. V.P.
________________of the Meritor Savings Bank
a corporation, and that he as such Sr. V.P. ________________, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Sr. V.P.

Witness my hand and official seal at Philadelphia, PA this 30th day of November, 19 90.

Commission Expires________________ [signature] Notary Public

NOTARIAL SEAL
DJUNA B. ARCHIE ... Public
City of ... County
My Com... 22, 1993

NOTARIAL SEAL
DJUNA B. ARCHIE, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Nov. 22, 1993

Special Warranty Deed

~~XXXXWARRANTY DEEDXXXX~~

FROM

Meritor Savings Bank

TO

Ralph W. Watkins, Jr. and wife,

Susan C. Watkins

ATTORNEYS TITLE™
A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

76685

IDENTIF. REFERENCE

DEC 3 2 46 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5717 12/03 0101 03CHECK 198.07

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 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 57900.00
				CON TX 191.07
				PRFEE 1.00
				WDEED 6.00
				TOTAL 198.07
				CHECK 198.07
12/03/90	01			14:45 0001 5717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76685

IDENTIF. REFERENCE

DEC 3 2 46 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378194