THIS INSTRUMENT PREPARED BY:

WAITS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $46,900.00.

Donald Ray Watson
Affiant

Subscribed and sworn to before this 14th day of December, 1990.

Notary Public

My Commission Expires: 7-7-94

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
DONALD RAY WATSON 1415 Benjamin Street Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept 47 Memphis, Tennessee 38148	MAP 83-1 PARCEL 384

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY SIX THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($46,900.00), cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **RONALD E. UNDERWOOD, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **DONALD RAY WATSON, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the west 50.0 feet of the east 100.0 feet of Lot No. 5 of Block "A" on the Map of Weakley Home Place, as of record in Book 161, page 131, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 5 fronts 50.0 feet on the northerly side of Benjamin Street and runs back between parallel lines, parallel to and 50.0 feet west of the line between Lots Nos. 5 and 7, 250.0 feet to the south line of Lot No. 4.

BEING the same property conveyed to Ronald E. Underwood, unmarried, by deed from Michael Hester, unmarried, of record in Book 8229, page 853, and as re-recorded in Book 8256, page 458, Register's Office for Davidson County, Tennessee.

This is improved property known as 1415 Benjamin Street, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 I have hereunto set my hand on this the 14th day of December, 1990.

Ronald E. Underwood
RONALD E. UNDERWOOD

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

Witness my hand and official seal this 14th day of December, 1990.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

81063

IDENTIF. TREFERENCE

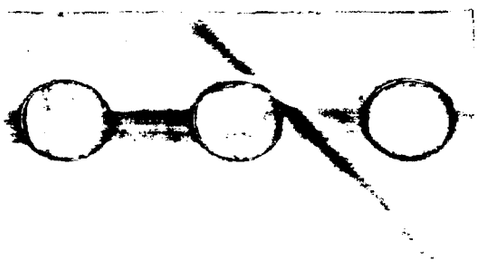
DEC 20 2 45 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

1062 12/20 0101 03CHECK 161-77

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8261 PAGE 819

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

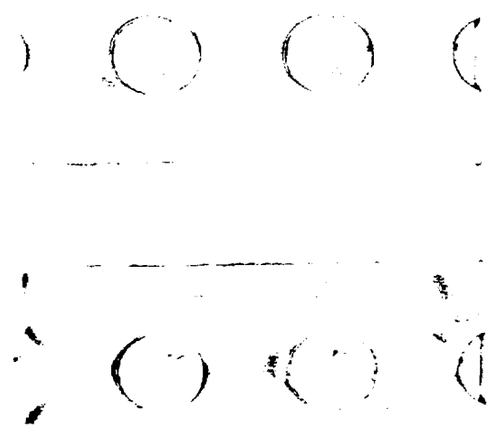
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

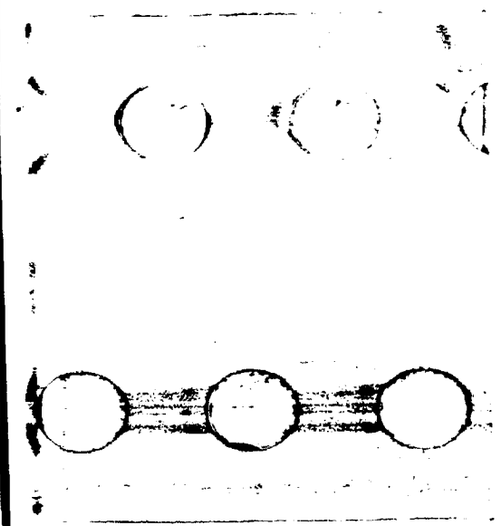
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 46900.00
CON TX 154.77
PRFEE 1.00
WDEED 6.00
TOTAL 161.77
CHECK 161.77

12/20/90 01 16144 0001 1062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





81063

IDENTIF. REFERENCE

DEC 20 2 45 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 383459