BOOK 8293 PAGE 545

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 19 91

Notary Public

MY COMMISSION EXPIRES November 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
N. Leon Watson, Jr. (NAME)	First Investment Company (NAME)	11D 18570
105 South Graycroft Avenue (ADDRESS)	Post Office Box 749 (ADDRESS)	42-15-5
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	

FOR AND 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, Stephen P. Karponia and wife, Margaret Louise Karponia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO N. Leon Watson, Jr. and wife, Sarah M. Watson and N. Leon Watson, Sr. and wife, Nelma H. Watson

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 the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Graycroft Road said point being 120 feet south from the southeast corner of the property conveyed to James O. Jones, et ux, by deed from George P. Howell, et al, of record in Book 2545,, page 329; thence along the margin of said road south 100 feet to a point; thence extending back between lines easterly 270 feet, more or less, to a point being the westerly line of Block "C" on an unrecorded map of Marthonna and measures 100 feet across the rear.

Being the same property conveyed to Stephen P. Karponia and wife, Margaret Louise Karponia, by deeds of record in Book 2858, page 491, and Book 4796, page 567, Register's Office for Davidson County, Tennessee.

IDENTIF. REFERENCE

FEB 15 12 11 PM '91
DAVIDSON COUNTY TN.

7175 02/15 0101 03CHECK 231.40

This is unimproved ( ) improved (X) property, known as 105 South Graycroft Avenue, Madison, Tennessee 37115
(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 our hand s this 7th day of February, 19 91

Stephen P. Karponia

Margaret Louise Karponia

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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 Stephen P. Karponia and wife, Margaret Louise Karponia

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 Madison, Tennessee, this 7th day of February, 19 91.

Commission expires November 26, 1994

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Stephen P. Karponia and wife, Margaret Louise Karponia

TO

N. Leon Watson, Jr. and wife, Sarah M. Watson and N. Leon Watson, Sr. and wife, Nelma H. Watson

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115



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	68000.00
CON TX	224.40
PRFEE	1.00
WDEED	6.00
TOTAL	231.40
CHECK	231.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/15/91 01 12:08 0001 7175

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IDENTIF. REFERENCE

FEB 15 12 11 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 397472