[ADDRESS NEW OWNER:	] SEND TAX BILLS TO:	] MAP-PARCEL NOS.]
[	] America's Mortgage Co.	]]
[Teresa A. Brown	] ATTN: Tax Department	] Map and Parcel]
[2313 Rader Ridge Road	] 500 East Monroe	] 149-05-0]
[Antioch, TN 37013	] P.O. Box 6548	] 194-00]
[	] Springfield, IL 62708	]]
[This instrument prepared by: Cindy S. Smith, Attorney at Law,		]
[2605 Elm Hill Pike, Suite C, Nashville, TN 37214 (Box 27-Bottom)		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Samuel J. Watkins, now married,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Teresa A. Brown, unmarried,** (the Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 162A on the Zone Lot Division of Pebble Trace, Section I of record in Book 6900, Page 662, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel J. Watkins by deed from Southland II, Ltd. of record in Book 8012, Page 845, said Register's Office.

This is improved property more commonly known as 2313 Rader Ridge Road, Antioch, TN 37013

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (a) Deed of Trust of Record in Book 8012, Page 848; (b) The Plan of record in Book 6900, Page 662, and all matters therein; (d) Property Tax Lien for the current year, said taxes remaining in escrow and payment of same being assumed by the grantees; (e) Restrictive Covenants of record in Book 6900, Page 662; and Book 7409, Page 901;

Rebecca A. Watkins joins in this conveyance to convey any and all rights she may have in said property including but not limited to any marital rights therein.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $83,264.77.

Teresa A. Brown
Affiant

[Subscribed and sworn before me this 15th day of May, 1993.

Notary Public
My Commission Expires: 7-23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee of an indebtedness secured by a Deed of Trust of record in Book 8012, Page 848, said Register's office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor do covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of May, 1991.

Samuel J. Watkins

Rebecca A. Watkins

3138 05/17 0101 03CHECK 281.89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Samuel J. Watkins and wife, Rebecca A. Watkins, with whom I am personally acquainted, or who proved to me on he 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 15th day of May, 1991.

Notary Public
My Commission Expires: 7-23-94

NOTARY PUBLIC AT LARGE

1524 3.

IDENTIFICATION REFERENCE

MAY 17 3 47 PM '91

FELIX P. WILSON JR. REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8354 PAGE 424

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	83264.77
CON TX	274.89
PRFEE	1.00
WDEED	6.00
TOTAL	281.89
CHECK	281.89

05/17/91 01 15:47 0001 3188

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15243

IDENTIFICATION REFERENCE

MAY 17 3 47 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 422781