THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road, Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $41,500.00.

Affiant

Subscribed and sworn to before me this 13th day of March, 1992.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
JENNIFER L. WATSON 1310 Newman Avenue Nashville, Tennessee 37216	ATLANTIC COAST MORTGAGE COMPANY 12700 Fair Lakes Circle Suite 400 Fairfax, Virginia 22033	MAP 61-15 PARCEL 373 15DZ 18560

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY ONE THOUSAND FIVE HUNDRED AND 00/100 ($41,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **RAYMOND ALDRIDGE and MARY A. HIBBS, Co-executors of the Estate of Eliza Gold Miller,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JENNIFER L. WATSON, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 50.0 feet of the westerly 150.0 feet of Lot No. 272 and the easterly 50.0 feet of the westerly 150.0 feet of the northerly part of Lot No. 271 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID part of said Lots Nos. 272 and 271 front 50.0 feet on the southerly side of Newman Avenue and run back between parallel lines, parallel with and 70.0 feet east of an unnamed street, 150.0 feet to a dead line.

BEING the same property conveyed to Oscar W. Miller and wife, Eliza G. Miller by deed from E.L. Radabaugh and wife, Lillian S. Radabaugh, of record in Book 2651, page 119, Register's Office for Davidson County, Tennessee. The said Eliza G. Miller having since died (being predeceased by her husband, Oscar W. Miller) and her will of record in Will Book 175, page 628, Probate Court Clerk's Office for Davidson County, Tennessee, authorizing the above named Co-executors to sell and convey subject property. The said Eliza G. Miller and Eliza Gold Miller being one and the same person.

This is improved property known as 1310 Newman Avenue, Nashville, Tennessee 37216.

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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their representatives and successors to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of March, 1992.

RAYMOND ALDRIDGE, Co-Executor

MARY A. HIBBS, Co-executor

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 RAYMOND ALDRIDGE and MARY A. HIBBS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that as Co-executors of the Estate of Eliza Gold Miller they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of March, 1992.

Notary Public

My Commission Expires:

3-14

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

92879

IDENTIFICATION REFERENCE

MAR 17 9 03 AM '92

DAVIDSON COUNTY, TN

7003 03/17 0101 03CHECK 160.55

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

RECEIVED OF _____

FOR _____

BOOK 8575 PAGE 982

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 41500.00
CON TX 153.55
PRFEE 1.00
WDEED 6.00
TOTAL 160.55
CHECK 160.55

03/17/92 01 09:47 0001 7003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92879

IDENTIFICATION REFERENCE

MAR 17 9 05 AM '92

DAVIDSON COUNTY, TN

No. 511428