[ADDRESS NEW OWNER:	] SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[Mary F. Watts	] NationsBanc Mortgage Corporation	] MAP and PARCEL]
[	] Attn: Tax Dept.	]]
[2959 McGavock Pike	] 201 E. Cary Street	] 73-12 #74]
[Nashville, TN 37214	] Richmond, VA 23219	]]

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

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, **Michael G. O'Connor, Sr. and Wanda L. O'Connor, Husband and Wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mary F. Watts, a married person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

5517 09/10 0101 03CHECK 323.87

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Revised Plan of Sunset View, Section 1, of record in Plat Book 2663, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael G. O'Connor, Sr. and wife, Wanda L. O'Connor by deed of record in Book 7998, page 925, said Register's Office.

This is property with a common address of 2959 McGavock Pike, Nashville, TN 37214.

It is understood and agreed between the parties that part of the consideration for the conveyance of said property is the assumption by the Grantees of an indebtedness secured by a Deed of Trust of record in Book 7998, page 928, and re-recorded in Book 8015, page 192, said Register's Office.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: a) Taxes for the current year, said taxes are remaining in escrow and are being assumed by the Grantees; b) All matters on the Plan of record in Book 2663, pages 27 and 28, said Register's Office; c) Deed of Trust of record in Book 7998, page 928, and re-recorded in Book 8015, page 192, said Register's Office; d) Restrictive Covenants of record in Book 2492, page 307, said Register's Office.

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $85,071.24
[
[
[Subscribed and sworn before me this 31st day of August, 1992.
[
[My Commission Expires: 7-23-94

x Mary F Watts
Affiant

Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

4772

IDENTIFICATION REFERENCE!

10 10 58 AM '92

A.Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their 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 Grantors have caused this Deed to be executed this **31st** day of **August, 1992.**

Michael G. O'Connor, Sr.

Wanda L. O'Connor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named **Michael G. O'Connor, Sr. and Wanda L. O'Connor, Husband and Wife**, with whom I am personally acquainted, or who 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 **Nashville,**, Tennessee, this **31st** day of **August, 1992.**

Notary Public

My Commission Expires: 7-23-94

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8726 PAGE 819

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 85071.24
CON TX 314.87
PRFEE 1.00
WDEED 8.00
TOTAL 323.87
CHECK 323.87

RECEIPT IS NOT VALID UNTIL CHECK IS PAID [illegible] 001 5517

4 4 7 7 2

IDENTIFIT REFERENCE

SEP 10 10 58 AM '92

[illegible]
DAVIDSON COUNTY, TN

No. 569182