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 $***80,000.00.

Billy G. Holt
Affiant

Subscribed and sworn to before me this 31st day of March, 1993.

Notary Public

My Commission Expires: 1-23-94

07351

IDENTIFICATION REFERENCE

APR 7 9 06 AM '93

DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
BILLY G. HOLT 800 Shelby Avenue Nashville, Tennessee 37206	SAME	MAP 93-04 PARCEL 30

2003/04/07 0401 03CHECK 305.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY THOUSAND AND 00/100 ($***80,000.00) DOLLARS,

(a) of which EIGHTY THOUSAND AND 00/100 ($***80,000.00) DOLLARS the Grantee herein has executed a Deed of Trust Note payable to Grantors herein with an interest rate of Nine (**9.00%) percent amortized over Twenty (20) years payable in monthly installments of SEVEN HUNDRED NINETEEN AND 78/100 ($***719.78) DOLLARS.

We, **DAVID C. WATKINS and wife, GENEVA WATKINS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BILLY G. **HOLT**, 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 Lot No. 245 on the Plan of Williams Second Addition to Edgefield, now East Nashville, shown in Plat Book 21, page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 245 fronts 50.0 feet on the southerly side of Shelby Avenue and runs back between parallel lines with the easterly margin of 8th Street, 175.0 feet to an alley.

BEING the same property conveyed to David C. Watkins and wife, Geneva Watkins, by deed from Geneva Bartolini and husband, Joe D. Bartolini, of record in Book 4456, apge 78, Register's Office for Davidson County, Tennessee.

This is improved property known as 800 Shelby Avenue, Nashville, Tennessee 37206.

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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Williams Second Addition to Edgefield, of record in Book 21, page 60, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of March, 1993.

David C. Watkins
DAVID C. WATKINS

Geneva Watkins
GENEVA WATKINS

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 DAVID C. WATKINS and GENEVA WATKINS, the bargainors, 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.

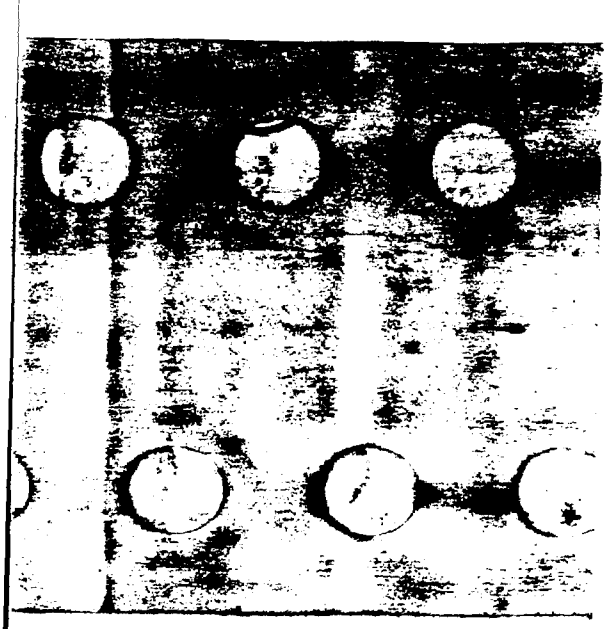
Witness my hand and official seal this 31st day of March, 1993.

Notary Public

My Commission Expires:

1-22-96

NOTARY PUBLIC AT LARGE TENNESSEE



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

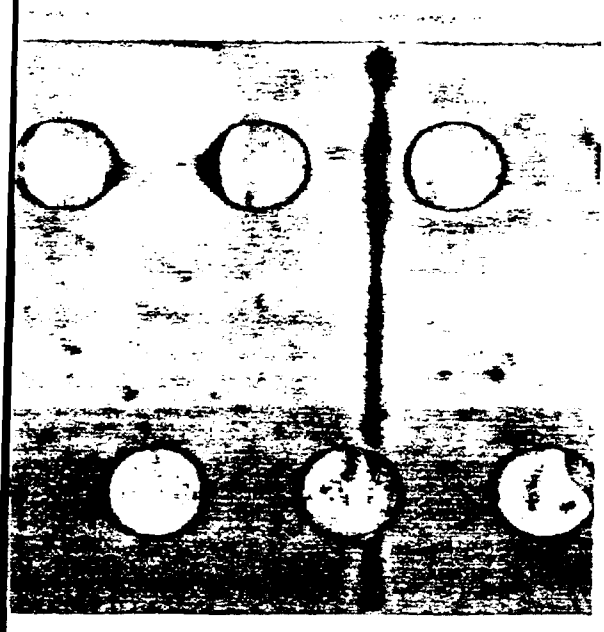
RECEIVED OF _____

FOR _____

BOOK 8910 PAGE 20

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	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
TOTAL	305.00
CHECK	305.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/07/93 01 09:05 0001 2902

07:35 1:

IDENTIFI REFERENCE

APR 7 9 07 AM '93

DAVIDSON COUNTY, TN

No. 637691