BOOK 9215 PAGE 407

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Shirley A. Watkins 644 Rocky Mnt. Prkwy Antioch, TN 37013	Chemical Bank P.O. Box 105827 Atlanta, GA 30348-5827	Map 135-140A Parcel 147.00CO

This instrument prepared by: Joseph V. Ferrelli, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee
Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Benjamin W. Frye and wife, Kim S. Frye Smiley (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Shirley Ann Watkins, (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. 147 on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Book 6900, page 524, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benjamin W. Frye and wife, Kim S. Frye by Warranty Deed from Centex Real Estate Corporation of record in Book 8115, page 721, said Register's Office for Davidson County, Tennessee.

This property is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants.

This is improved property commonly known as 644 Rocky Mountain Parkway, Antioch, TN 37013.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $132,000.00.

Shirley Watkins
Affiant

Subscribed and sworn to before me this 6th day of January, 1994.

Joseph V. Ferrelli
Notary Public

My Commission Expires 11/20/96

94 JAN -7 PM 1:53
FELIX E. REED
DAVIDSON COUNTY REGISTER

05643
IDENTIF. ◄ REFERENCE

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

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same are unencumbered except as set forth hereinabove.

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 Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6th day of January, 1994.

Benjamin W. Frye

Kim S. Frye Smiley

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

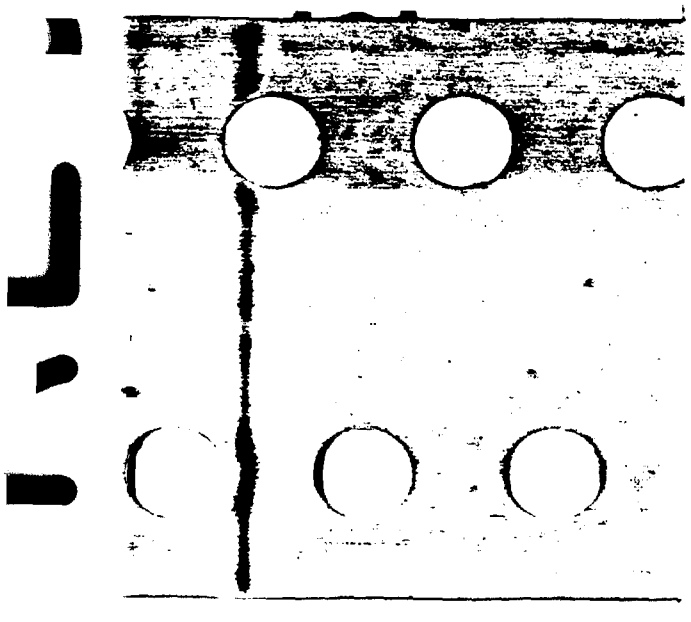
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin W. Frye and Kim S. Frye Smiley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the foregoing instrument for the purpose herein contained.

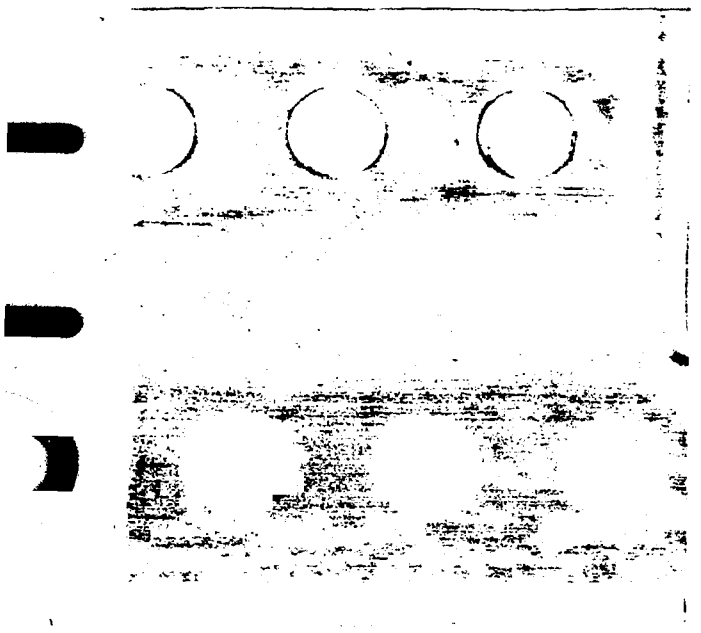
Witness my hand and seal, at office in Nashville, this 6th day of January, 1994.

Joseph V Ferelli

NOTARY PUBLIC

Commission Expires: 11/20/96





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 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 132000.00
CON TX 488.40
PRFEE 1.00
WDEED 8.00
TOTAL 497.40
CHECK 497.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/07/94 01 16:03 0001 7542

05643
IDENTIF. ↑ REFERENCE

94 JAN -7 PM 4:03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 743554