FILE NO. 32257
FILE BOX "7"

PREPARED BY:
SATURN AND MAZER TITLE SERVICES, INC
212 Third Avenue, North
Nashville, Tennessee 37201

Special Warranty Deed

BOOK 9263 PAGE 680

THIS DEED is made this 25th day of February, 1994 between **Berkeley Federal Bank and Trust, FSB**, Grantor, and Harry Watkins, Jr. and wife, Leslyne Watkins Whose legal address is 803 Laurel Hill Drive Old Hickory, Tennessee 37138 Grantee;

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten dollars ($ 10.00), to the Grantor, in hand paid by the Grantee, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, his heirs and assigns forever, all the following described lot or parcel of land situate, lying and being in the County of Davidson and State of Tennessee, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 803, in a Horizontal Property Regime as shown on the condominium site plan of Laurel Hill Courtyard homes, as of record in Plat Book 6900, page 573, in the Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to First Federal Savings Bank (of Delaware) by deed in Book 9009, page 287, said Register's Office, the said First Federal Savings Bank (of Delaware) having sinced merged with and become known as Berkeley Federal Bank and Trust, FSB.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

AND the Grantor, for itself, its heirs, executors and administrators does covenant, grant, bargain and agree to and with the Grantee, his heirs and assigns, the above bargained premises in the quiet and peaceable possession of said Grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the day and year first above written.

WITNESS:

Grad Radtke

BERKELEY FEDERAL BANK & TRUST FSB

By: John K Lines

Name: John K Lines

Title: Vice President

State of Florida)

County of Palm Beach)SS

The forgoing instrument was acknowledged before my this 25th day of February, 1994 by John K Lines as Vice President of Berkeley Federal Bank and Trust FSB.

My Commission expires: _____

Notary Public

OFFICIAL NOTARY SEAL
SHARIS K FRIER
COMMISSION NUMBER
CC206862
MY COMMISSION EXP.
JULY 25,1996

94 MAR 1 PM 1:58
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

22590
IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:

HARRY WATKINS, JR., et ux
2085 Peyton Road
Lebanon, TN. 37087

SEND TAX BILLS TO:

S A M E

MAP AND PARCEL: 64-13-B-68

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

ACTUAL VALUE OR CONSIDERATION, WHICH IS GREATER, IS $38,500.00.

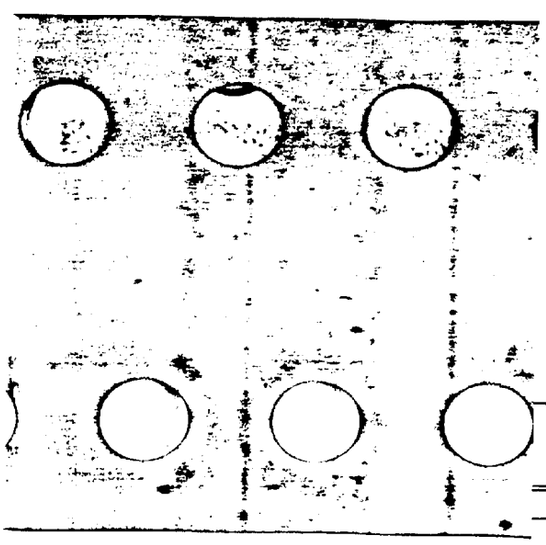
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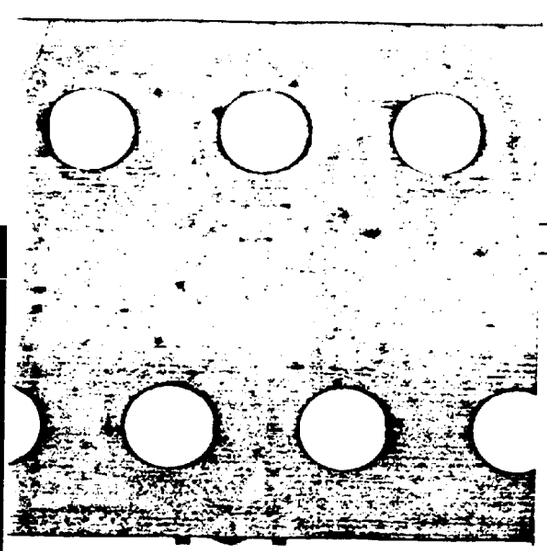
Sworn to and subscribed before me this 28th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: 7/23/94

5123 03/02 0101 03CHECK 151.45





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

RECEIVED OF _____

FOR _____

BOOK 9263 PAGE 682

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 38500.00
				CON TX 142.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 151.45
				CHECK 151.45

03/01/94 01 15:49 0001 6198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22590
IDENTIFICATION REFERENCE

94 MAR -1 PM 3:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 761629