BOOK 9265 PAGE 583

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,450.00

James Earl Webster Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 94

Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Earl Webster, Jr. (NAME)	Troy & Nichols, Inc. (NAME)	149-5
405 Barclay Square Circle (ADDRESS)	P.O. Box 4025 (ADDRESS)	32
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frank E. Watts and wife, Sharon K. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Earl Webster, Jr., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Begin Lot No. 148 on the Plat of Barclay Square, Section 3, of record in Plat Book 4675, page 154 and amended in Book 4995, page 682, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Frank E. Watts and wife, Sharon K. Watts by deed from A. J. Johnson and wife, Gail N. Johnson of record in Book 6173, page 224, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4872, page 490 and Book 4995, page 682, said Register's Office.

This conveyance is subject to any and all existing easements of record.

23154
IDENTIFICATION REFERENCE

94 MAR -3 AM 8:16
FELIX ZANDMAN REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 405 Barclay Square Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 25th day of February, 19 94

Frank E. Watts

Frank E. Watts

Sharon K. Watts

Sharon K. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank E. Watts and wife, Sharon K. Watts

the bargainor s, 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 at Brentwood, Tennessee, this 25th day of February, 19 94.

Commission expires July 22, 1996

LYNDA HARRIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

27A

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WARRANTY DEED

FROM

Frank E. Watts and wife, Sharon K. Watts

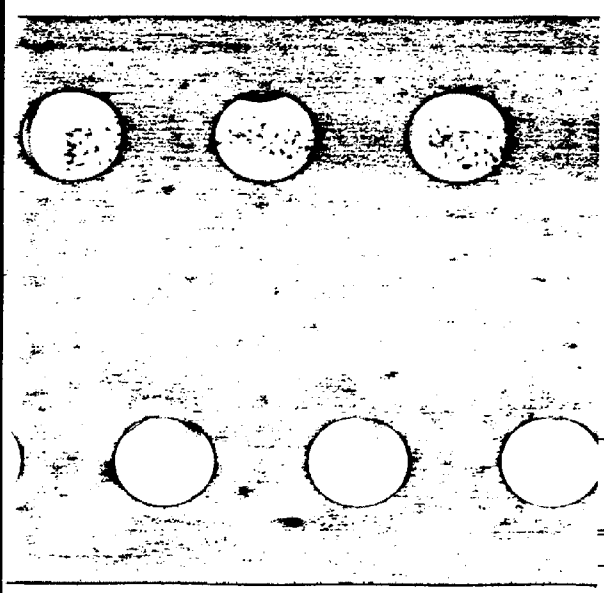
TO

James Earl Webster, Jr.

RETURN TO:

Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027

3803 03/03 11:01 03CHECK 269.78



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

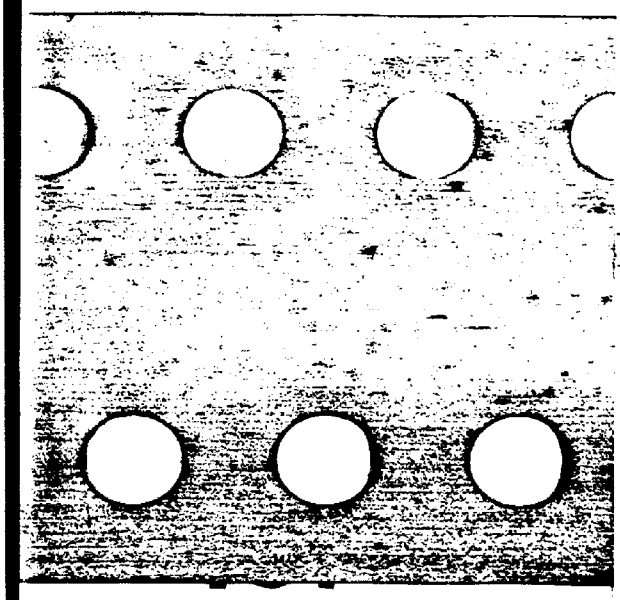
FOR _____

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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	69450.00
			CON TX	256.78
			PRFEE	1.00
			WDEED	12.00
			TOTAL	269.78
			CHECK	269.78

03/03/94 01 08:17 0001 6803



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23154
IDENTIFICATION REFERENCE

94 MAR -3 AM 8:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 762230