STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF December 19 94

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

MY COMMISSION Expires 5-28-96
May 28, 1995

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven D. Watkins (NAME)	Leader Federal Bank for Savings (NAME)	114-8A-16CO
304 Williams Court (ADDRESS)	P.O. Box 2926 (ADDRESS)	8DZ-78266
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (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, Charles Bryant Wilson and wife, Joni Justice Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven D. Watkins and wife, Tonya L. Watkins

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:

Land in Davidson County, Tennessee, BEING Lot No. 16 on the Plan of Cedar Crest Subdivision, Phase I, of record in Book 6900, page 284, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Charles Bryant Wilson and wife, Joni Justice Wilson, by deed from Larry W. Mitchell and Wendy Mitchell, husband and wife, of record in Book 8987, Page 64, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters appearing on the plan of record in Book 6900, page 284; Declaration of Covenants, Conditions and Restrictions of record in Book 7213, page 973 and Book 8424, page 405; By-Laws of record in Book 8480, page 693; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 304 Williams Court, Nashville, TN 37209
(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 30th day of December 19 94

Charles Bryant Wilson

Joni Justice Wilson

STATE OF TENNESSEE

BOOK 9563 PG 690

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Bryant Wilson and wife, Joni Justice Wilson

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 [illegible], Tennessee, this 30th day of December, 1994

Commission expires 5-28-95

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 28, 1995

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

WARRANTY DEED

FROM

Charles Bryant Wilson and wife,
Joni Justice Wilson

TO

Steven D. Watkins and wife,
Tonya L. Watkins

RETURN TO:

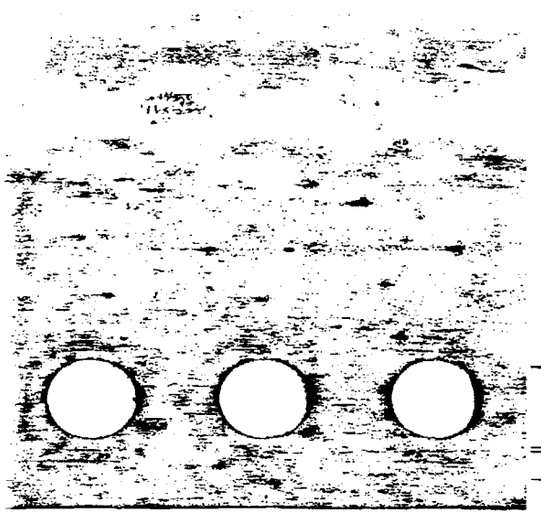
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

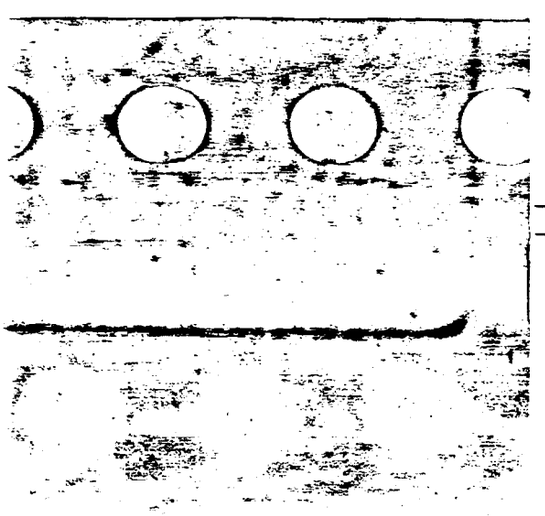
IDENTIF. & REFERENCE

95 JAN -4 PM 3:07

FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

9139 01/04 0101 03CHECK 549.20





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

RECEIVED OF _____

FOR _____

BOOK 9563 PG 691

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	
				146000.00
			CON TX	540.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	549.20
			CHECK	549.20
01/04/95	01		15:07 0001	9139

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22777
IDENTIF. # REFERENCE

95 JAN -4 PM 3:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 869012