BOOK 9576PG 56

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
John Brian Fletcher, et ux	Owner	Map 061-10-0
3869 Hutson Avenue		Parcel 037.00
Nashville, TN 37216-2009		

This Instrument Prepared By:Harold H. Cole, Attorney, 326 West Drive, White House,TN 37188 Mail

WARRANTY DEED

FOR AND IN 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, William M. Watts, Jr., Elsie Louise Watts, Patricia Ann Garton, Janice Marie Wiseman and Paula Louise Stanley, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Brian Fletcher and wife, Rhonda Marie Fletcher, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land described as follows, to-wit:

> Being Lots Nos. 187 and 188 on the plan of Maplewood Heights Second subdivision as of record in Book 547, pages 103 and 104 register's office for Davidson County, Tennessee.
>
> Said Lots Nos. 187 and 188 front together 200 feet on the southerly side of Hutson Avenue and run back between parallel lines 250 feet and measures 200 feet thereon.
>
> Being the land conveyed to William M. Watts, Jr., et al, by deed from Douglas Lane, et ux, of record in Book 2692, page 443, Register's Office for Davidson County, Tennessee. The said Grantors are the life tenants and all the heirs at law.

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. 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.

Witness our hands this 18 day of January, 1995.

William M. Watts, Jr.

Elsie Louise Watts

Patricia Ann Garton

Janice Marie Wiseman

Paula Louise Stanley

STATE OF TENNESSEE)
County of Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Watts, Jr. Elsie Louise Watts, Patricia Ann Garton, Janice Marie Wiseman and Paula Louise Stanley, 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, at office, this 18 day of January, 1995.

Harold H Cole
Notary Public

My commission expires 10/21/98.

STATE OF TENNESSEE)
County of Robertson)

The actual consideration, or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Sworn to and subscribed before me, this 19 of January, 1995.

Harold H Cole
Notary Public

My Commission Expires 10/21/98.

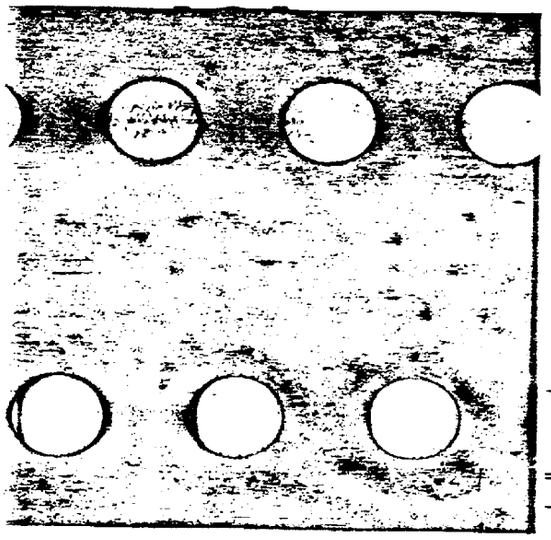
27136

IDENTIFICATION REFERENCE

95 JAN 23 AM 10:05

REGISTER
DAVIDSON COUNTY, TN.

4022 01/23 3:01 03CHECK 157.00



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

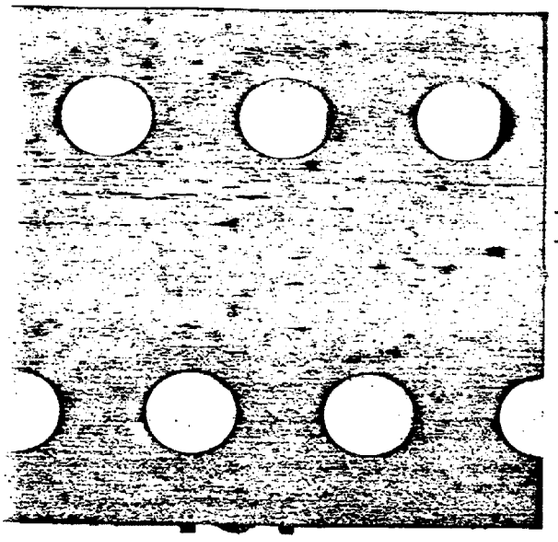
RECEIVED OF _____

FOR _____

BOOK 9576 PG 58

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/23/95 01 10:05 0001 4092

27136
IDENTIF. & REFERENCE

95 JAN 23 AM 10:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 873901