PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9582PG364

W & I Ref: (kd) Title No: 36028
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lisa Watson 307 Bridgeway Avenue Old Hickory, Tennessee 37138	SAME

TAX MAP-PARCEL NUMBERS: 44-05-202

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dan Easter and spouse, Wanda C. Easter,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lisa Watson and Casey Huey as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 259 on the Map of Rayon City, of record in Book 843, page 13, Register's Office for said County.

SAID Lot No. 259 fronts 50 feet on the southeasterly margin of Bridgeway Avenue and extends back 157.5 feet on the northeasterly line and 156.5 feet on the southwesterly line to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Dan Easter and wife, Wanda C. Easter by deed from Gertie L. Robinson and Stephen Shane Bazzell of record in Book 9410, page 801, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: 307 Bridgeway Avenue, Old Hickory, Tennessee 37138

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of January, 1995.

Dan Easter
Dan Easter

Wanda C. Easter
Wanda C. Easter

State of Tennessee
County of Davidson

On this 30th day of January, 1995, before me the undersigned authority, personally appeared **Dan Easter** and **Wanda C. Easter**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the executionkas a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 43000.00

Lisa Watson
Affiant

Sworn and subscribed before me on the 30th day of January, 1995.

Notary Public

My Commission Expires: _____

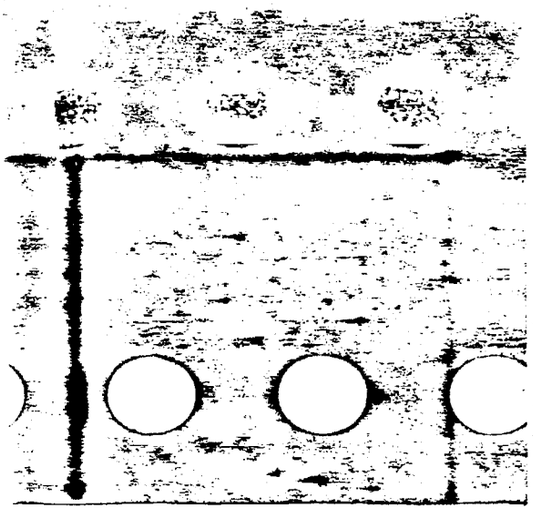
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

95 JAN 31 AM 9:38
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

29523
IDENTIF. # REFERENCE

6722 01/31 0101 03CHECK 168.10

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



RECEIVED OF _____

FOR _____

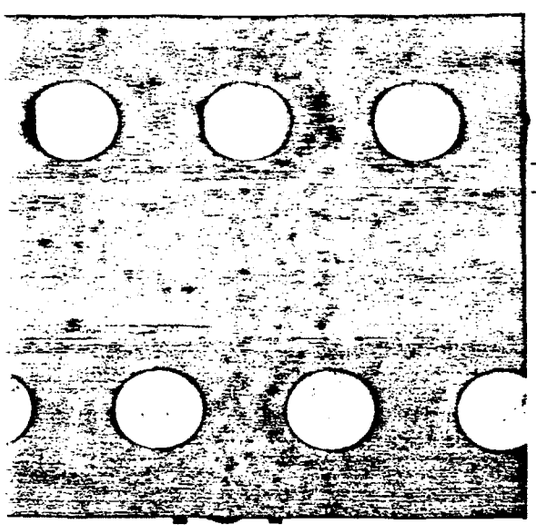
BOOK 9582 PG 366

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 43000.00
CON TX 159.10
PRFEE 1.00
WDEED 8.00
TOTAL 168.10
CHECK 168.10

01/31/95 01 09:38 0001 6722



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29523
IDENTIF. # REFERENCE

95 JAN 31 AM 9:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 876491