BOOK 9586 PG 269

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
John A. Pratt	Bank of America, FSB	MAP and PARCEL
	Attn: Tax Dept.	
2959 McGavock Pike	P.O. Box 26388	73-12-0-73-12-0-74
Nashville, TN 37214	Richmond, VA 23260-6388	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Mary F. Watts, unmarried**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **John A. Pratt** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Revised Plan of Sunset View, Section 1, of record in Plat Book 2663, Page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary F. Watts, a married person, by deed from Michael G. O'Connor, Sr. and Wanda L. O'Connor, husband and wife, of record in Book 8726, Page 817, Register's Office for Davidson County, Tennessee. William D. Watts, husband of Mary F. Watts, predeceased his wife thereby terminating any marital interest he may have had in said property.

This is property with a common address of 2959 McGavock Pike, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **1) Property taxes for the current year, said taxes remaining in escrow and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2663, Page 27, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2492, Page 307, said Register's office. 4) Deed of Trust executed by Michael G. O'Conner, Sr. and wife, Wanda L. O'Conner to William E. Brown, Trustee of record in Book 7998, Page 928, as re-recorded in Book 8015, Page 192, dated November 30, 1989 and secured to Security Financial & Mortgage Corporation in the principal amount of $87,555.00.**

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by deed of trust of record in Book 7998, page 928, as re-recorded in Book 8015, Page 192, said Register's office.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $99,009.24

Affiant

Subscribed and sworn before me this 30th day of January, 1995.

Notary Public

My Commission Expires: 10-14-96

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **January, 1995**.

Mary F. Watts

Mary F. Watts

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Mary F. Watts, unmarried** , with whom I am personally acquainted, or who 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 **Nashville,**, Tennessee, this **30th** day of **January, 1995**.

Notary Public
My Commission Expires:

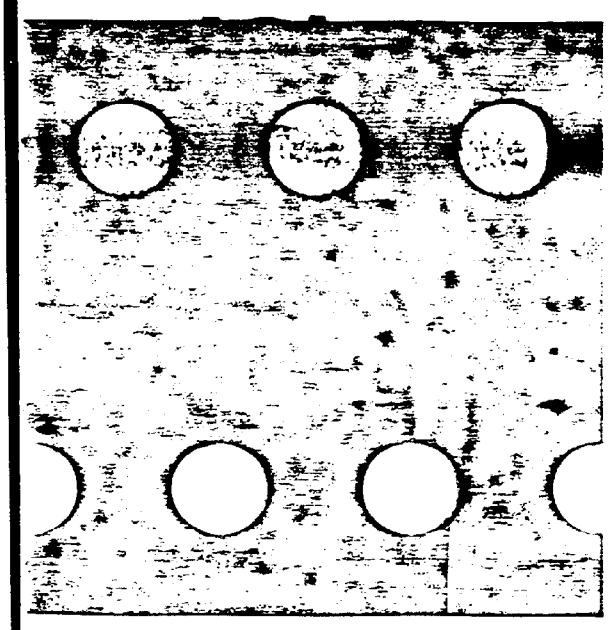
File No. 9501-017

30643
IDENTIFICATION REFERENCE

95 FEB -2 AM 10:26

REGISTER
DAVIDSON COUNTY, TN.

7921 02/02/95 0101 03CHECK 375.34



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

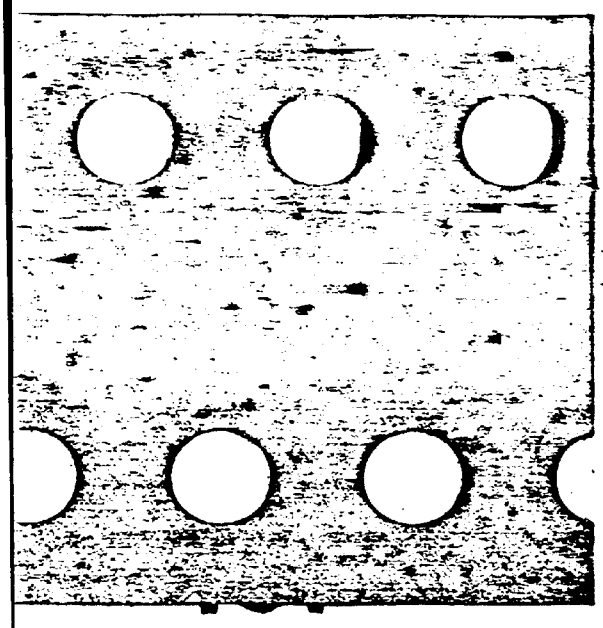
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 99009.24
CON TX 366.34
PRFEE 1.00
WDEED 8.00
TOTAL 375.34
CHECK 375.34

02/02/95 01 10:27 0001 7921



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30643
IDENTIF. & REFERENCE

95 FEB -2 AM 10: 2
REGISTER
DAVIDSON COUNTY, TN

No. 877676