THIS INSTRUMENT WAS PREPARED BY
McDonnell Dyer
30 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215

BOOK 9640 PG 449

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phonzie W. Brown (NAME)	First Federal Bank, FSB d/b/a (NAME)	83-13-191
381 Sandcastle Road (ADDRESS)	4205 Hillsboro Road, Suite 101 (ADDRESS)	
Franklin, TN 37064 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (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, Paul Aponte and Jack Watson and spouses, Rose Marie Aponte and Deborah A. Watson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phonzie W. Brown and wife, Nezalee P. Brown

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. 160 on the Plan of East Edgefield Addition of record in Book 21, Page 147, Register's Office for said County.

Said Lot No. 160 fronts 50 feet on the Southerly margin of Boscobel Street and extends back between parallel lines 170 feet to an alley

Being the same property conveyed to Paul Aponte and Jack Watson by deed from David Porter and Rita Porter, Tenants by the entirety of record in Book 9449, Page 10, said Register's Office.

I, Rose Marie Aponte, wife of Paul Aponte, joins in this conveyance to convey any interest I may have in the above described property, particularly marital interest.

I, Deborah A. Watson, wife of Jack Watson, join in this conveyance to convey any interest I may have in the above described property, particularly marital interest.

IDENTIFICATION REFERENCE 49694

unimproved ( )
This is improved (X) property, known as 1300 Boscobel Street, Nashville, Tennessee 37206
(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 4th day of April 19 95

Paul Aponte

Rose Marie Aponte by Rose Marie Aponte ATTORNEY IN FACT.

Jack Watson

Deborah A. Watson by Deborah A. Watson ATTORNEY IN FACT.

BOOK 9640 PG 450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Aponte and Jack Watson

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 Nashville, Tennessee, this 4th day of April 19 95.

Commission expires 5-24-97

Rebecca L. Graham
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 DAVIDSON

On this 4th day of April, 1995, personally appeared before me, Paul Aponte, 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 Rose Marie Aponte and is authorized by her to execute this instrument on her behalf, as her free act and deed.

Witness my hand at office, this 4th day of April, 1995.

My Commission Expires: 5-24-97

Rebecca L. Graham
Notary Public

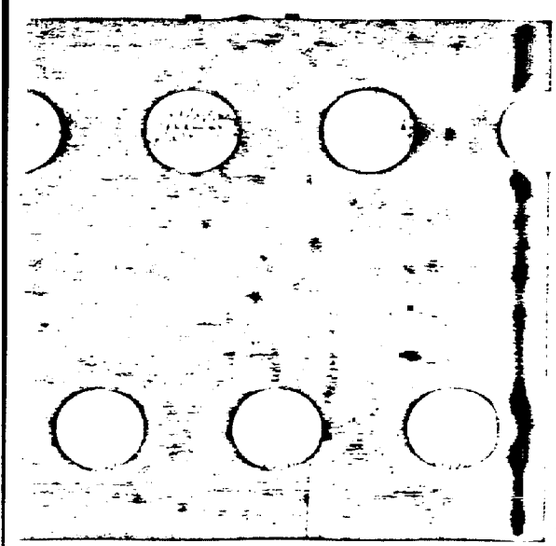
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April, 1995, personally appeared before me, Jack Watson, with whon 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 Deborah A. Watson and is authorized by her to execute this instrument on her behalf, as her free act and deed.

Witness my hand at office, this 4th day of April, 1995.

My Commission Expires: 5-24-97

Rebecca L. Graham
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 9640 PG 451

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

	AMT
	100000.00
CON TX	370.00
PRFEE	1.00
WDEED	8.00
TOTAL	379.00
CHECK	379.00

04/07/95 01 10:57 0001 8817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



49694

IDENTIFICATION REFERENCE

95 APR -7 AM 10:58

No. 898325