ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sheliah G. Watson 2225 Cruzen Street Nashville, TN 37211	First Union Mtg. Corp 755 Crossover Lane Suite 140 Memphis, TN 38117	Map 118-040 Parcel 258.00

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Woodbine Community Organization (The " Grantor") has bargained and sold, and by these presents does transfer and convey unto Sheliah G. Watson, (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, (the property) being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on Grandview Heights Resubdivision of Lot 227, Part of Lots 228, 229 & Part of a Closed Alley of record in Plat Book 7900, Page 826, said Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Woodbine Community Organization by Warranty Deed from Metropolitan Development and Housing Agency of record in Book 9618, Page 970, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

This is improved property commonly known as 2225 Cruzen Street, Nashville, Tennessee 37211.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $65,000.00.

Sheliah G. Watson
Affiant

Subscribed and sworn to before me this 17th day of April, 1995.

Notary Public

My Commission Expires Jan 24 1998

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

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of April, 1995.

Woodbine Community Organization

By: Cathie Dodd, Executive Director Woodbine Community Org.

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 Cathie Dodd with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the Director of **Woodbine Community Organization**, the within named bargainor, a corporation, and that she as such Director executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Cathie Dodd as Director.

WITNESS my hand and official seal at Nashville, Tennessee this 17th day of April, 1995.

Notary Public

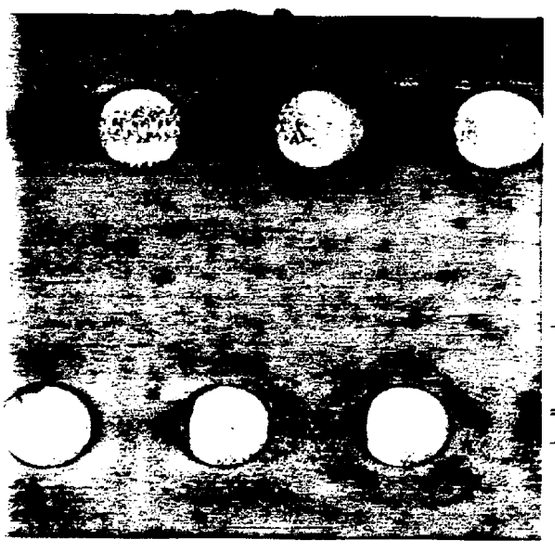
My Commission Expires: 1-24-98

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

53609
IDENTIF. & REFERENCE

95 APR 21 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3133 04/21 0101 03CHECK 249.50



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

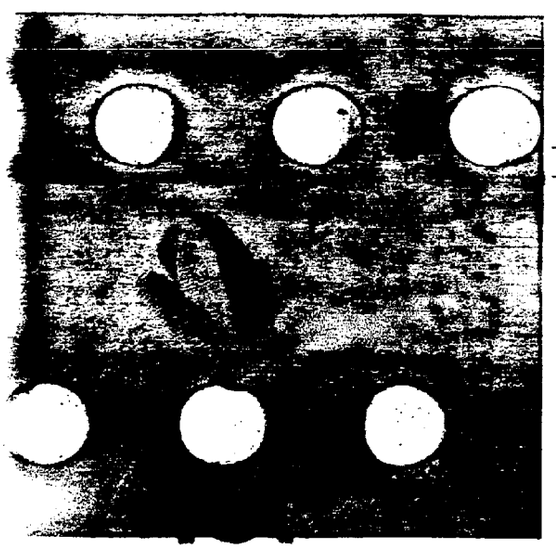
RECEIVED OF _____

FOR _____

BOOK 9651 PG 304

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/21/95 01 09:42 0001 3133

53609
IDENTIF. & REFERENCE

95 APR 21 AM 9:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 902594