Prepared by: M. Wesley Hall, III
Thomas Patrick Wall, III
Attorneys at Law
223 Madison Street, Suite 212
Madison, TN 37115

BOOK 9714 PG 567

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEPHEN ROUSE, JR. (NAME)	FIRST NATIONWIDE MORTGAGE (NAME)	51-3 52
AND WIFE, SHARI A. ROUSE	P.O. BOX 9481	
800 CHADWELL DRIVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TN 37115 (CITY) (P. O. ZONE) (STATE)	GAITHERSBURG, MARYLAND 20898 (CITY) (ZONE) (STATE)	

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 of which is hereby acknowledged, including the assumption by the Grantees of the unpaid balance owing on a note in the original amount of $65,171.00, to Statesman Mortgage Company secured by a Deed of Trust to Joe M. Kirsch or 1st Financial Title,Trustee of record in Book 7928, page 712, Register's Office for Davidson County, Tennessee,

~~Leland D. Watts and wife, Winnifred A. Watts;~~

have this day bargained and sold, and do hereby transfer and convey unto the said Stephen Rouse, Jr. and wife, Shari A. Rouse, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 120 on the Plan of Pleasant Acres, Section 2, as of record in Book 2133, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 120 fronts 90.0 feet on the northerly margin of Chadwell Drive and fronts a total of 124.67 feet on the westerly margin of Saunders Drive and frontages being joined by a curve having a distance of 28.84 feet and runs back 151.92 feet on the westerly line and 117.59 feet on the northerly line to a point of intersection.

Being the same property conveyed to Leland D. Watts by deed from M. Glenn Ponder and wife, Christie L. Ponder, of record in Book 9694, page 78, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $79,835.64

Subscribed and sworn to before me, this the 26th day of June 19 95

Affiant Shari A. Rouse

My commission expires 7/27/96 (Affix Seal)

Notary Public Sharon E. Jenkins

This is improved XX unimproved ( ) property, known as 800 Chadwell Drive, Madison, TN 37115
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Stephen Rouse, Jr. and wife, Shari A. Rouse, their *(successors), heirs and assigns forever* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 26th *day of* June *19* 95 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

LELAND D. WATTS

WINNIFRED A. WATTS
By Leland D. Watts, Attorney-in-Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leland D. Watts

(or proved to me on the basis of satisfactory evidence)

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 19 95.

Sharon E. Jeffries
Notary Public

Commission expires 7/27/96

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19 .....

..... Notary Public

Commission expires .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leland D. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Winnifred A. Watts and acknowledged that he executed the same as the free act and deed of said Winnifred A. Watts.

Witness my hand and official seal at Nashville, Tennessee this 26th day of June, 1995.

Sharon E. Jeffries
NOTARY PUBLIC

Commission Expires: 7/27/96

0074154
IDENTIF. # REFERENCE

WARRANTY DEED

95 JUN 28 AM 11:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

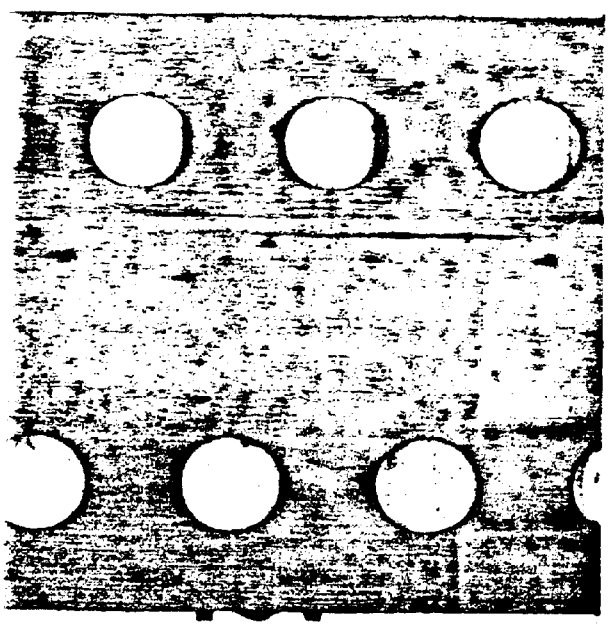
FROM
LELAND D. WATTS ET UX

TO
~~STEPHEN ROUSE, JR. ET UX~~

5747 06/28 0101 03CHECK 304.40

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9714 PG 569

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

DAMT 79335.64
CON TX 295.40
PRFEE 1.00
WDEED 8.00
TOTAL 304.40
CHECK 304.40

06/28/95 01 11:08 0001 5747

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074154
IDENTIF. ↑ REFERENCE

95 JUN 28 AM 11:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 924933