BOOK 9728 PG 442

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 49,900.00

James R. Hindman
Affiant

Subscribed and sworn to before me, this 30th day of June 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMES R. HINDMAN 2705 Inga Street Nashville, Tennessee 37216	MORTGAGE RESOURCES, INC. 404 BNA Drive Nashville, Tennessee 37217	MAP 72-9 PARCEL 283

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY NINE THOUSAND NINE HUNDRED AND NO/100- ---------- ($ 49,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , RUBY S. WATTS, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JAMES R. HINDMAN, UNMARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 77 and the northerly 6.0 feet of Lot No. 78 on the Plan of Irvington Subdivision of record in Book 843, page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 77 and part of Lot No. 78 adjoin and front together 54.0 feet on the westerly side of Inga Street and run back between lines 212.5 feet on the northerly line and 216.0 feet on the southerly line to a dead line in the rear on which it measures 54.0 feet.

BEING the same property conveyed to E. E. Watts and wife, Ruby S. Watts, by deed from Bob Fuson Smith and wife, Margie Batts Smith, of record in Book 1538, page 461, Register's Office for Davidson County, Tennessee; the said E.E. Watts having since died.

This is improved property known as 2705 Inga Street, Nashville, Tennessee 37216

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha_s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Irvington Subdivision of record in Book 843 , page 60 , Register's Office for Davidson County, Tennessee.

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GRANTOR__ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of June, 19 95.

Ruby S. Watts

RUBY S. WATTS

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 RUBY S. WATTS, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 1995.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

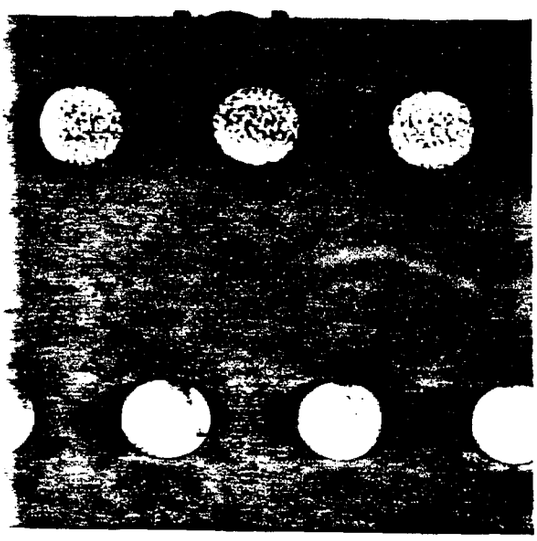
00078225

95 JUL 12 AM 9:04

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

237 07/11 0101 03CHECK 193.63

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



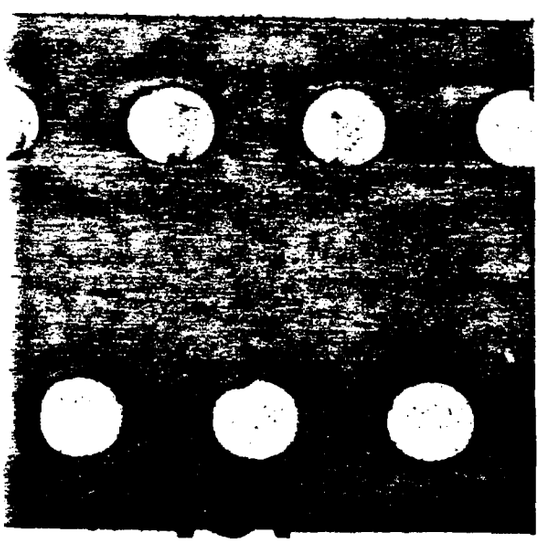
RECEIVED OF _____

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



LOAMT	49900.00
CON TX	184.63
PRFEE	1.00
WDEED	8.00
TOTAL	193.63
CHECK	193.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible] 0001 0187

0078225
IDENTIF. & REFERENCE

95 JUL 12 AM 9:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 929308