BK 9731

BOOK 9731 PG 915

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,898.79

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don DeWayne Watkins (NAME)	COLLATERAL MORTGAGE, LTD. (NAME)	MAP 71-12
715 Chickasaw Avenue (ADDRESS)	1900 Crestwood Boulevard (ADDRESS)	PARCEL 126
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283-0180 (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, Matthew York McClanahan, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don DeWayne Watkins and Anna Maria Sutton, both unmarried persons

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. 5f on the Map of Victory Heights Subdivision, as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Alvin Y. McClanahan, and wife, Dorothy McClanahan, and Marvin Y. McClanahan, of record in Book 7508, Page 139, Register's Office for Davidson County, Tennessee. Dorothy McClanahan died intestate on March 12, 1993. Marvin Y. McClanahan died intestate on May 25, 1994. Alvin Y. McClanahan, the only child and heir-at-law of Alvin Y. McClanahan and Dorothy McClanahan, died unmarried and intestate on November 15, 1994, leaving as his sole surviving heir, Matthew York McClanahan.

It is expressly understood and agreed that the Grantees herein assume and agree to pay the remaining balance of the Deed of Trust in favor of Collateral Mortgage, Ltd., which appears of record in Book 6693, Page 295, Register's Office for Davidson County, Tennessee, dated October 11, 1985, in the original principal sum of $39,850.00.

95 JUL 17 PM 12:21
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

UU/9432
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 715 Chickasaw Avenue, Nashville, TN 37207
(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 my hand this 14th day of July, 19 95

Matthew York McClanahan
Matthew York McClanahan

Don DeWayne Watkins
Don DeWayne Watkins

Anna Maria Sutton
Anna Maria Sutton

BOOK 9731 PG 916

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 Matthew York McClanahan, Unmarried and Don DeWayne Watkins and Anna Maria Sutton, both unmarried

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 Goodlettsville, Tennessee, this 14th day of July, 19 95.

Commission expires 11-27-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

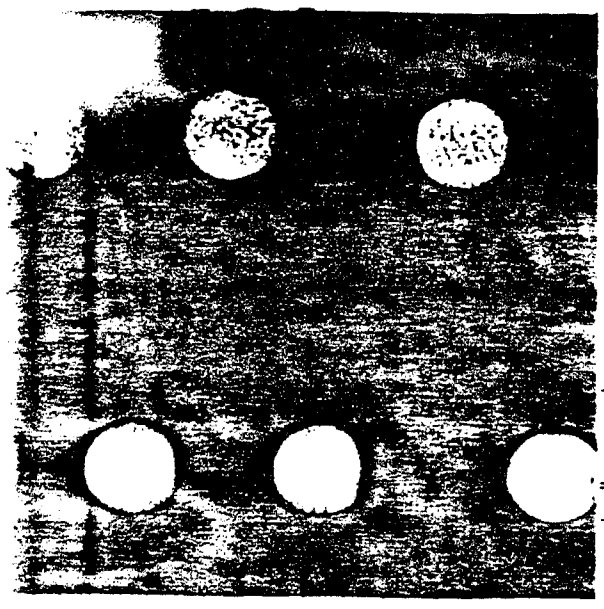
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

175 07:47 0101 03CHECK 156.53



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

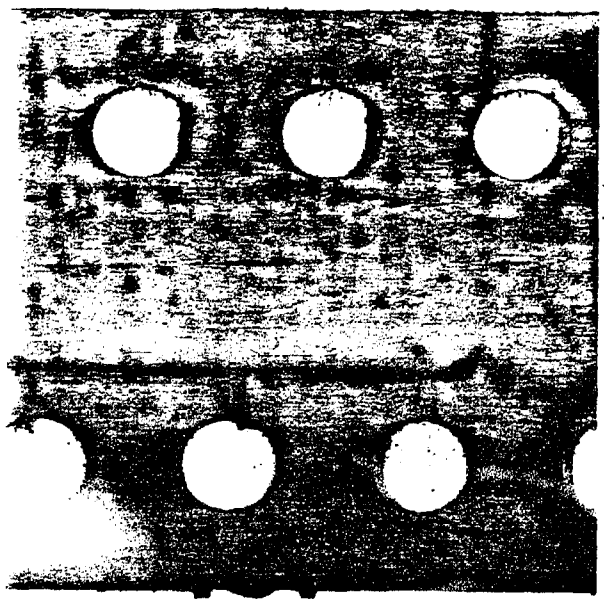
RECEIVED OF _____

FOR _____

BOOK 9731 PG 917

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 39893.79
CON TX 147.63
PRFEE 1.00
WDEED 8.00
TOTAL 156.63
CHECK 156.63

7/17/95 01 12:21 0001 1575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00079432
IDENTIF. & REFERENCE

95 JUL 17 PM 12:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930674