OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9737 PG 601

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,900.00

Donald L. Watts
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st DAY OF July, 19 95.

Walter J. Conley
NOTARY PUBLIC

My Commission expires: April 16, 1995

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
DONALD L. WATTS, SR. (NAME)	PHH US Mortgage Corporation (NAME)	42-16-28
307 OLD HICKORY BOULEVARD (ADDRESS)	6000 Atrium Way (ADDRESS)	
MADISON, TN 37115 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

MARY LUCRETIA GRAY MARTIN, EXECUTRIX OF THE ESTATE OF MAMIE H. GRAY, DECEASED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DONALD L. WATTS, SR.

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Finnland Heights as of record in Book 1130, page 10, Register's Office for said County, described as follows:
BEGINNING on the southerly margin of Hall's Lane Section of Old Hickory Boulevard, at the corner of Lots Nos. 1 and 2; thence with the southerly margin of said Lane or Boulevard, eastwardly 70 feet, more or less, to the beginning of a curve; thence around said curve, in a southeasterly direction 32 feet, more or less, to the westerly margin of a 50 foot unnamed street; thence with said street, southwardly 195 feet, more or less to the southeast corner of said lot; thence North 88 deg. West 90 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots northwardly 215 feet to the beginning.
INCLUDED in the above but specifically excluded therefrom is that portin thereof described in the Final Judgement of record in Book 4910, page 748, Register's Office for said County.
BEING part of the same property conveyed to Mamie H. Gray by deed from Willie H. Woodall and wife, Lola M. Woodall, of record in Book 4239, page 352, Register's Office for said County. The said Mamie H. Gray having since died and her Will of record in Will Book 195, page 487, Davidson County Probate Clerk's Office having appointed Mary Lucretia Gray Martin as Executrix with power of sale.

THIS CONVEYANCE IS MADE SUBJECT TO: Matters shown on the Plan of record in Book 1130, page 10, said Register's Office.

unimproved ( )
This is improved (X) property, known as 307 Old Hickory Boulevard (House Number) (Street) Madison, TN 37115 (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 21st **day of** July, **19** 95.

Mary Lucretia Gray Martin Exec.
MARY LUCRETIA GRAY MARTIN, EXECUTRIX
OF THE ESTATE OF MAMIE H. GRAY, DECEASED

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9737 PG 692

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MARY LUCRETIA GRAY MARTIN, EXECUTRIX OF THE ESTATE OF MAMIE H. GRAY, DECEASED, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 at office this 21st day of July, 19 95.

My Commission expires: Sept. 16, 1995

William L Rowland
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

3552 07/24 0101 03CHECK 256.50

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

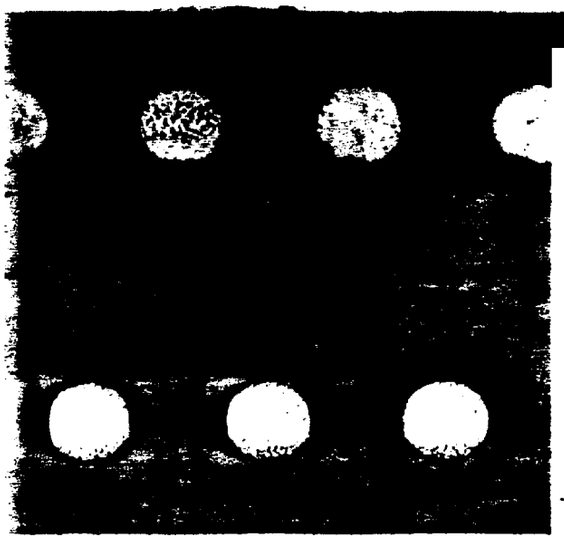
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

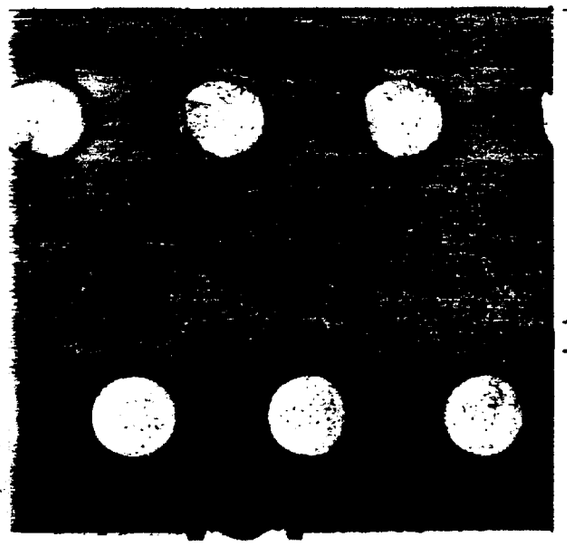
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
95 JUL 24 AM 9:30
IDENTIFICATION REFERENCE
00012236





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

BOOK 9737 PG 603

RECEIVED OF _____

FOR _____

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 66900.00
CON TX 247.53
PRFEE 1.00
WDEED 8.00
TOTAL 256.53
CHECK 256.53

07/24/95 01 09:32 0001 3552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00081236
IDENTIF. & REFERENCE

95 JUL 24 AM 9:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.932630