WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 19 95

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 25, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES W. WATSON (NAME)	THIRD NATIONAL BANK IN NASHVILLE (NAME)	61-7-91
805 GWYNN DRIVE (ADDRESS)	201 FOURTH AVENUE, NORTH (ADDRESS)	15DZ-02590
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37219 (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, CINDY HARRIS LEPLEY* AND HUSBAND, STEVEN R. LEPLEY

*** FORMERLY KNOWN AS CINDY L. HARRIS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. WATSON, **UNMARRIED**

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. 1, on the Plan of a Resubdivision of Lot Nos. 1, 2, and 3 of Block "G" of Broadmoor Subdivision, Section 1, of record in Plat Book 1633, page 455, said Register's Office, and the westerly 20 feet of the abandoned Grimstead Place Right-of-Way.

SAID Lot No. 1 and abandoned Grimstead Place Right-of-Way front 72.00 feet on the northerly margin of Gwynn Drive and extends back between parallel lines, 170 feet to a dead line in the rear.

BEING the same property conveyed to CINDY L. HARRIS, now married and known as CINDY HARRIS LEPLEY, by deed from Josephine W. Agee, of record in Book 6924, page 485, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Damon W. Agee, Jr., sole heir at law of Josephine W. Agee, being recorded simultaneously herewith. D. W. Agee, a/k/a Damon W. Agee and Damon W. Agee, Sr. predeceased his wife, Josephine W. Agee in 1971. Josephine W. Agee died in the State of Florida in 1994.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

STEVEN R. LEPLEY, husband of Cindy Harris Lepley, joins in to convey any

*** CONTINUED ***

This is improved (X) unimproved ( ) property, known as 805 GWYNN DRIVE, NASHVILLE, TN 37216
(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 our hand s this 15th day of September 19 95

Cindy Harris Lepley
CINDY HARRIS LEPLEY

Steven R. Lepley
STEVEN R. LEPLEY

BOOK 9797 PG 950

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 CINDY HARRIS LEPLEY AND HUSBAND, STEVEN R. LEPLEY

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 NASHVILLE, Tennessee, this 15th day of September, 19 95

Commission expires July 26, 1997

I. DYKE TATUM
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

*** CONTINUATION

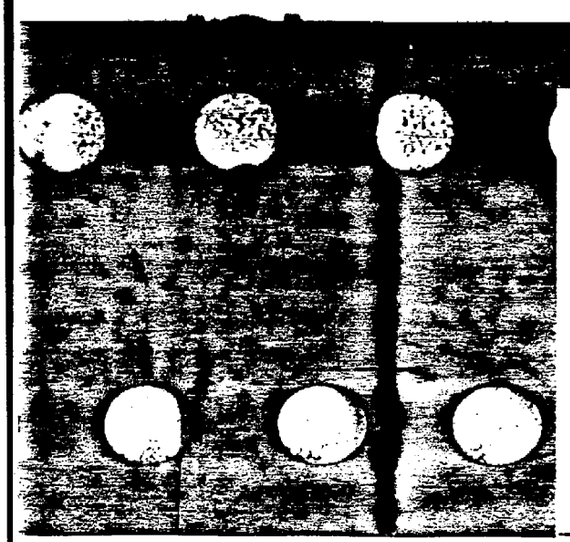
interest he may have by reason of his marital status in subject property.

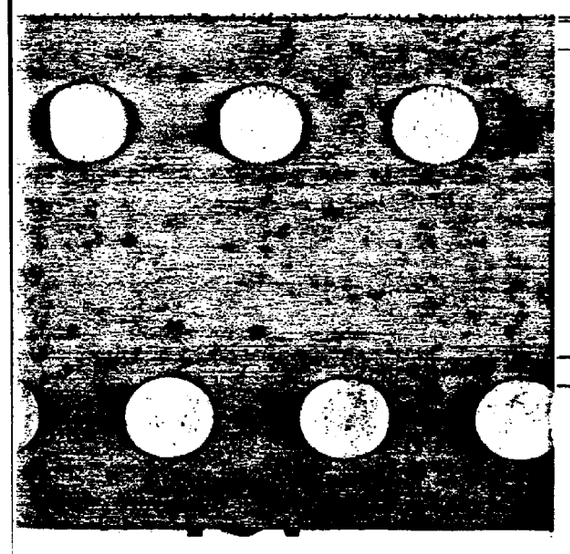
SOURCE OF DESCRIPTION: Survey dated September 9, 1995, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

5316 09/18 0101 03CHECK 219.53

0101400
IDENTIF. # REFERENCE

95 SEP 18 PM 2:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9797 PG 951

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 56900.00	
			CON TX 210.53	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 219.53	
			CHECK 219.53	
09/18/95	01		14:35 0001 5316	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0101400
IDENTIF. ↑ REFERENCE

95 SEP 18 PM 2:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 954166