BOOK 9897 PG 577 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 74,825.00

Barbara J. Hance
Affiant

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

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara J. Hance (NAME)	Chemical Residential Mortgage (NAME)	MAP 96-9-A
707 Kent Road (ADDRESS)	343 Thornall Street (ADDRESS)	PARCEL 707
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (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, Susan B. Watkins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara J. Hance, 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:

BEING Unit 707, Emery Place, as of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, a Planned Unit Development as described in instruments of record in Book 6715, Page 96, and Book 8048, Page 351, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Susan B. Watkins by deed from Kent Development Corporation, of record in Book 9384, Page 766, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6715, Page 96, Book 8048, Page 351, and in Plat Book 6250, Page 719, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 6715, page 96, Book 6783, Page 205, and Book 6845, page 515, said Register's Office.

Power of Attorney of record in Book 9897, page 576, said Register's Office.

unimproved ( )
This is improved (X) property, known as 707 Kent Road, Nashville, TN 37214
(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 15th day of December 19 95

Susan B. Watkins by Jane Coles Attorney in Fact
Susan B. Watkins

BOOK 9897 PG 578

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on 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 _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
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

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 Tom Coles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Susan B. Watkins, as her Attorney in Fact, as the free act and deed of the within named Susan B. Watkins.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 1995.

My Commission Expires: 5/24/97

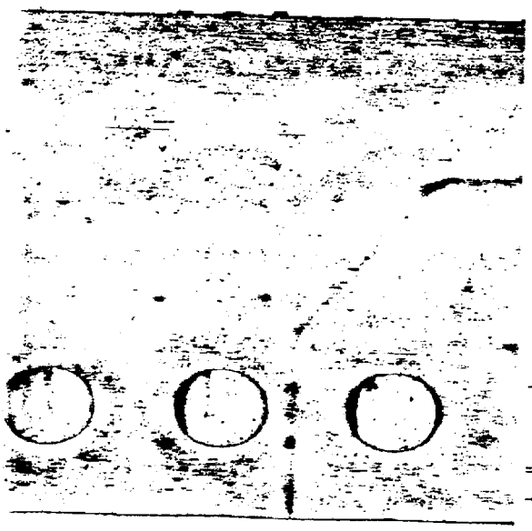
Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

0134758
IDENTIF. & REFERENCE

95 DEC 22 PM 1:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

253 12/22 0101 03CHECK 285.76



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

RECEIVED OF _____

FOR _____

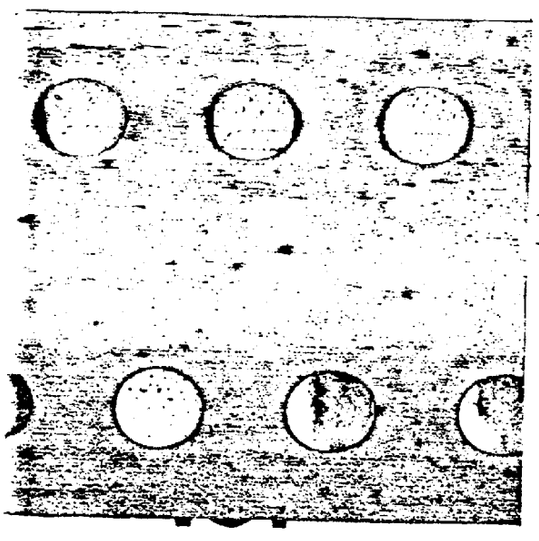
BOOK 9897 PG 579

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 74825.00
CON TX 276.76
PRFEE 1.00
WDEED 8.00
TOTAL 285.76
CHECK 285.76

12/22/95 01 13:18 0001 1253



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0134758
IDENTIF. ← REFERENCE

95 DEC 22 PM 1:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989655