BOOK 9905 PG 760

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 $ 59,500.00

Donald E Fleet
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 27th day of December 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DONALD E. FLEET 1304 Stainback Avenue Nashville, Tennessee 37206	SAME	MAP 71-15 PARCEL 207

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY NINE THOUSAND FIVE HUNDRED AND NO/100- ---------- ($ 59,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , DAVID C. WATKINS AND WIFE, GENEVA WATKINS hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DONALD E. FLEET, 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 Lots Nos. 121 and 122 on the plan of the Highland Land Company's Subdivision of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 121 and 122 adjoin and front together 50.0 feet on the westerly margin of Stainback Avenue and run back between parallel lines 175.0 feet to an alley.

BEING part of the same property conveyed to David C. Watkins and wife, Geneva Watkins, by deed from Vivian Hackney of record in Book 7103, page 74, Register's Office for Davidson County, Tennessee.

0137101 IDENTIF. ↑ REFERENCE

96 JAN -2 PM 1:41 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN.

3764 01/02 0101 03CHECK 229.15

This is improved property known as 1304 Stainback Avenue, Nashville, Tennessee 37206

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 s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have 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 Highland Land Company's Subdivision of record in Book 421 , page 14 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their 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 we have hereunto set our hands on this the 27th day of December, 19 95.

David C. Watkins
DAVID C. WATKINS

Geneva Watkins
GENEVA WATKINS

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 9905 PG 761

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 DAVID C. WATKINS AND WIFE, GENEVA WATKINS, the bargainors, 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 this 27th day of December, 19 95.

My Commission Expires: November 22, 1997

Notary Public

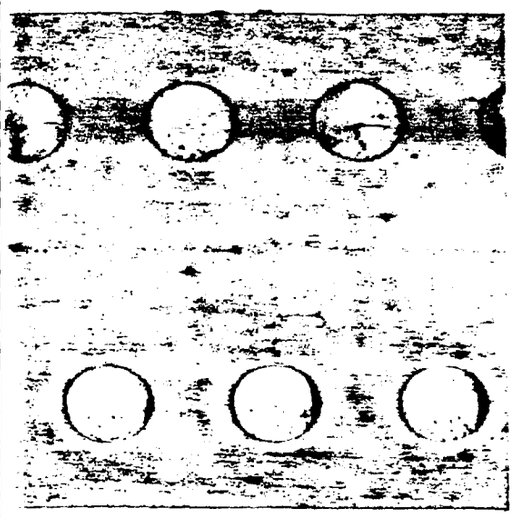
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

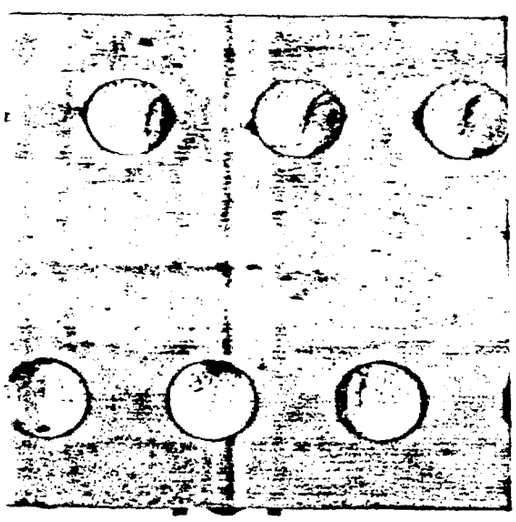
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____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





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

RECEIVED OF _____

FOR _____

BOOK 9905 PG 762

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 59500.00
CON TX 220.15
PRFEE 1.00
WDEED 8.00
TOTAL 229.15
CHECK 229.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/02/96 01 13:42 0001 3764

0137101
IDENTIF. ↑ REFERENCE

96 JAN -2 PM 1:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 992135