BOOK 9939 PG 198

Prepared by: M. Wesley Hall, III
Thomas Patrick Wall, III
Attorneys at Law
223 Madison St., Suite 212
Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karolyn Carpenter	Same	93-8 21
and David Carpenter, Jr. (NAME)	(NAME)	
P.O. Box 1716 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Murfreesboro, TN 37133 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....

Ten and No/100----------($10.00)---------- *Dollars,* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the Grantees of the unpaid balance owing on a note in the original amount of $19,778.83, to L. A. Newman Co., secured by a Deed of Trust to Billy C. Donnell, Trustee, of record in Book 8864, page 285, Register's Office for Davidson County, Tennessee,

Leland D. Watts and wife, Winnifred A. Watts,

have this day bargained and sold, and do hereby transfer and convey unto the said .....

Karolyn Carpenter and David Carpenter, Jr., their

..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A certain tract or parcel of land situate, lying and being in the County of Davidson, State of Tennessee, and more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 18 on the Map of D. B. Cooper's Addition to East Nashville, of record in Book 57, page 154, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of South 6th Street at the southeast corner of a 100 foot lot conveyed to W. G. Gregory by deed of record in Book 898, page 596, said Register's Office, said point being approximately 450 feet south of Mrs. Phelan's southeast corner; thence along Gregory's south line westerly 150 feet to a point in the easterly margin of an alley; thence with the margin of said alley southerly 50 feet; thence easterly parallel to the first line, 150 feet to the westerly margin of South 6th Street; thence with the margin of the same northerly 50 feet to the point of beginning.

Being the same property conveyed to Leland D. Watts by Quitclaim Deed from B.L.C. Investments, Inc., of record in Book 9925, page 921, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,000.00

Subscribed and sworn to before me, this the 31st day of January 19 96.

Karolyn Carpenter
Affiant

My commission expires: Jan. 25, 1997 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 822 South 6th Street, Nashville, TN (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said .....

Karolyn Carpenter and David Carpenter, Jr., their

..... *(successors).*

heirs and assigns forever ..we.. *covenant that* ..we are.. *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We ..... *further covenant and bind* ..ourselves/our..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* .....Grantees, their.....

..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness ..our *hand S* ..... *this* ..31st..... *day of* ..January..... *19* ..96.. *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

LELAND D. WATTS

WINNIFRED A. WATTS
By Leland D. Watts, Attorney-in-Fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 9939 PG 199

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... , a Notary Public in and for said County and State, ... the within named bargainor ..... , with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ..... Tennessee, this ..... day of ..... , 19 ..... .

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... , a Notary Public of the State and County aforesaid, personally appeared ..... , with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be .... of the ..... the within named bargainor, a corporation, and that ..... he as such ..... , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....
this ..... day of ..... , 19 ..... .

..... *Notary Public*

Commission expires .....

96 FEB -6 AM 9:46
FELIX Z. RUSSELL, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 0147622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leland D. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Winnifred A. Watts and acknowledged that he executed the same as the free act and deed of said Winnifred A. Watts.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1996.

Sherry L. Roth
NOTARY PUBLIC

Commission Expires: Jan. 25, 1997

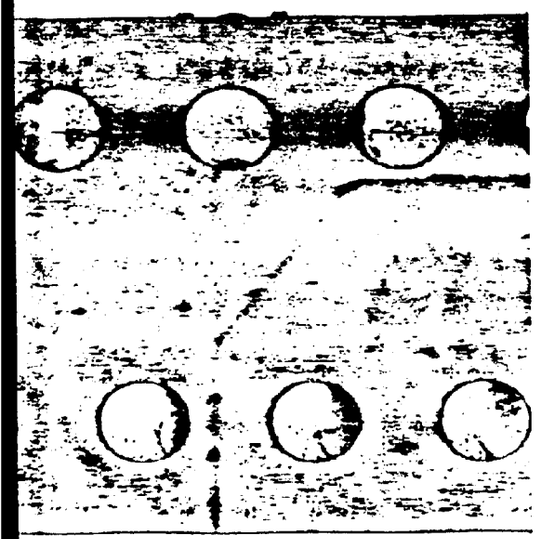
WARRANTY DEED

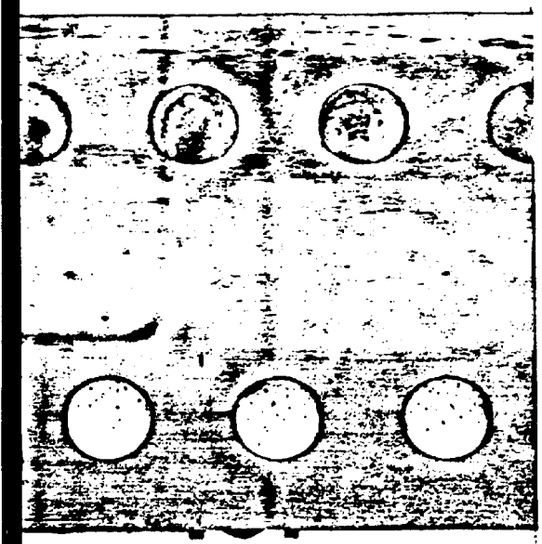
FROM
LELAND D. WATTS ET UX

TO
KAROLYN CARPENTER AND
DAVID CARPENTER, JR.

5054 02/06 01:01 03CHECK 94.10

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 108, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115





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

RECEIVED OF _____

FOR _____

BOOK 9939 PG 200

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	23000.00
			CON TX	85.10
			PRFEE	1.00
			WDEED	88.00
			ERR	CO
			WDEED	88.00-
			WDEED	8.00
			TOTAL	94.10
			CHECK	94.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5054

0147622
IDENTIF. # REFERENCE

96 FEB -6 AM 9:46
FELIX Z. WILSON II REGIS
DAVIDSON COUNTY, TN.

No. 1003279