PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9985 PG 924

W & I Ref: (mn) Title No: 37381
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Darius L. Thieme 170 Lelawood Circle Nashville, Tennessee 37209	Southeastern Mortgage of Tennessee, Inc. 565 Marriott Drive, Suite 250 Nashville, Tennessee 37214

TAX MAP-PARCEL NUMBERS: 103-09-43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cynthia Lee Watson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Darius L. Thieme, unmarried,** hereinafter called the **Grantee**, Grantee's 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. 7 on the plan of Hillwood Park of record in Plat Book 3300, page 27 and 28, Register's Office for said County.

SAID Lot No.7 fronts 165.0 feet on the southeasterly margin of Lelawood Circle and extends back 264.2 feet on the southwesterly line and 244.4 feet on the northeasterly line to a dead line in the rear, measuring 166.2 feet thereon.

BEING the same property conveyed to Cynthia Lee Watson, unmarried and Arthur E. Watson, Sr., and wife, Mary Lee Watson, as join tenants with right of survivorship by deed from Howard LaDon Baltimore and wife, Anita W. Baltimore of record in Book 7963, page 958, Register's Office for said County. By Quitclaim Deed of record in Book 7999, page 969, said Register's Office, subject property was vested in Arthur and Mary Lee Watson (as tenants by the entireties) an undivided 61% interest as tenant in common and an undivided 39# interest to Cynthia Lee Watson as a tenant in common. By Quitclaim Deed of record in Book 9490, page 760, said Register's Office, the said Arthur E. Watson, Sr. and wife, Mary Lee Watson conveyed their interest in subject property to Cynthia Lee Watson.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 170 Lelawood Circle, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

BOOK 9985 PG 925

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of March, 1996.

Cynthia Lee Watson

Cynthia Lee Watson

State of Tennessee
County of Davidson

On this 19th day of March, 1996, before me the undersigned authority, personally appeared **Cynthia Lee Watson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 235000.00

Affiant

Sworn and subscribed before me on the 19th day of March, 1996.

Notary Public

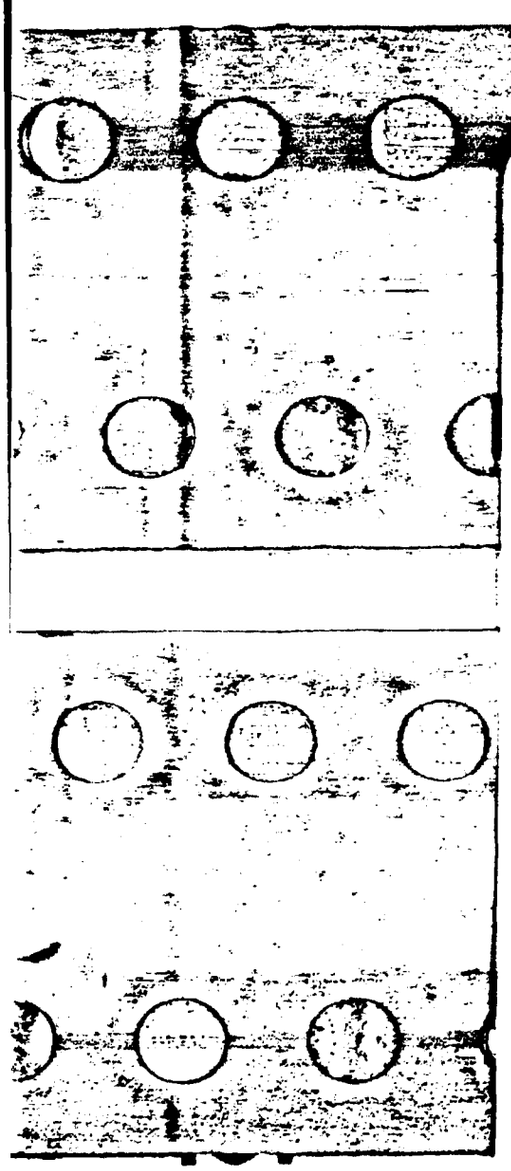
My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

96 MAR 21 AM 9:40
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0162276
IDENTIF. & REFERENCE

0760 03/21 0101 03CHECK 878.50



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

RECEIVED OF _____

FOR _____

BOOK 9985 PG 926

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

MAMT 235000.00
ERR CO
MAMT 235000.00-
CAMT 235000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX	869.50
PRFEE	1.00
WDEED	8.00
TOTAL	878.50
CHECK	878.50

03/21/96 01 09:43 0001 0760

0162276
IDENTIF. ↑ REFERENCE

96 MAR 21 AM 9:40
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1013804