This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9986 PG 259

ADDRESS NEW OWNER:
Cynthia Lee Watson
735 Harpeth Trace Drive
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Pacific Southwest Bank
4144 N. Central Expwy, Suite 900
Dallas, Texas 75204

MAP AND PARCEL:
MAP 143-2
GROUP C
PARCEL 21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Phillip L. North and wife, Mona Dale Cornwell North, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cynthia Lee Watson, an unmarried person, hereinafter called the Grantee, her 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 Unit 21, Building 7, Harpeth Knoll Planned Unit Development, of record in Book 5200, page 764, Registers's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Phillip L. North and wife, Mona Dale Cornwell North by Substitute Trustee's Deed from Ingram & Lowe Attorneys, P. C., Substitute Trustee, as of record in Book 9875, page 225, Register's Office for Davidson County, Tennessee.

This is improved property known as 735 Harpeth Trace Drive, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. All matters as shown on the plan of record in Book 5200, page 764, said Register's Office.
3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Harpeth Knoll, of record in Book 6280, page 478, and the By-Laws of record in Book 6280, page 486, said Register's Office.
4. Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government contained in instrument of record in Book 7465, page 719, said Register's Office.
5. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 6380, page 201, said Register's Office.

6. Conveyance of water and sewer mains of record in Book 7121, page 235, and Book 7121, page 291, said Register's Office.

7. Conveyance of Common Areas to Harpeth Knoll Homeowner's Association, of record in Book 6353, page 228, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cynthia Lee Watson, an unmarried person, her heirs and assigns, forever; and we, Phillip L. North and wife, Mona Dale Cornwell North, do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 19th day of March, 1996.

Phillip L. North

Mona Dale Cornwell North

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9986PG260

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Phillip L. North and wife, Mona Dale Cornwell North, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 5-7-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

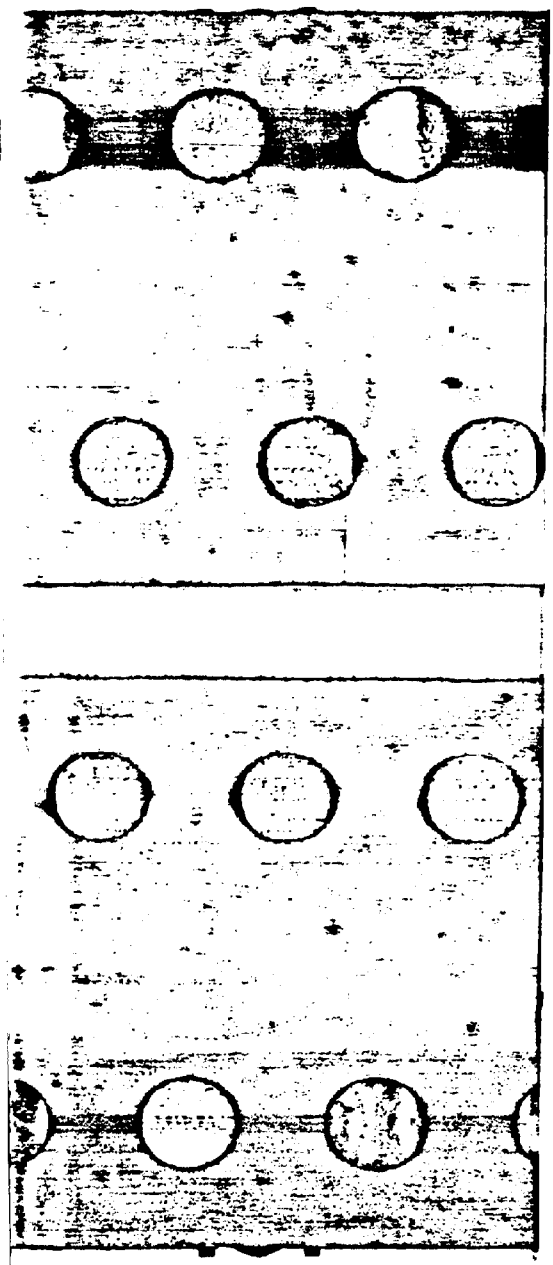
The actual value or consideration, whichever is greater, for this transfer is $ 113,500.00.

AFFIANT

Subscribed and sworn to before me this 19th day of March, 1996.

NOTARY PUBLIC
My Commission Expires:

0162366
IDENTIF. + REFERENCE
96 MAR 21 AM 11:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
0850 03/21 0101 03CHECK 428.95



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

RECEIVED OF _____

FOR _____

BOOK 9986 PG 261

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 113500.00
CON TX 419.95
PRFEE 1.00
WDEED 8.00
TOTAL 428.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 428.95

03/21/96 01 11:26 0001 0858

01162366
IDENTIF. ↑ REFERENCE

96 MAR 21 AM 11:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018902