BOOK 10043 PG 621

WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert T. Watts, Sr. (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	032-09-0 005.00
112 Crystal Court (ADDRESS)	P. O. Box 305110 / 7th Floor (ADDRESS)	10D 03040
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, James Christopher Branch and wife, Wanda A. Branch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert T. Watts, Sr., married and Charles William Beasley, Jr., unmarried as joint tenants with right of survivorship

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:

LAND in Davidson County, Tennessee, being Lot No. 132 on the Plan of Timbertrail, Section 2, of record in Book 5200, page 333, Register's Office for said County, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James Christopher Branch and wife, Wanda A. Branch by deed from David G. Williams and wife, Denise B. Williams of record in Book 6962, page 255, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 5740, page 74 and amended in Book 5915, page 111, said Register's Office.

96 MAY -8 AM 8:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

( ) unimproved (X) improved property, known as 112 Crystal Court, Nashville, TN 37207
(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 our hand s this 6th day of May 19 96

James Christopher Branch

James Christopher Branch

Wanda A. Branch

Wanda A. Branch

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 James Christopher Branch and wife, Wanda A. Branch

the bargainor s, 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 at Goodlettsville, Tennessee, this 6th day of May, 19 96.

Commission expires _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 20, 1996

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 _____.

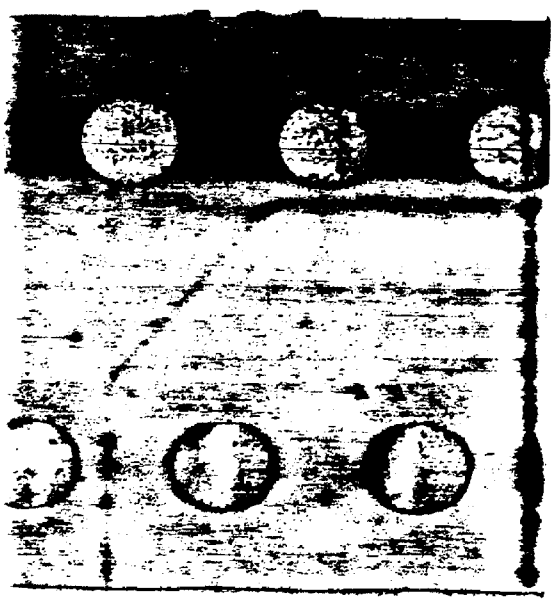
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

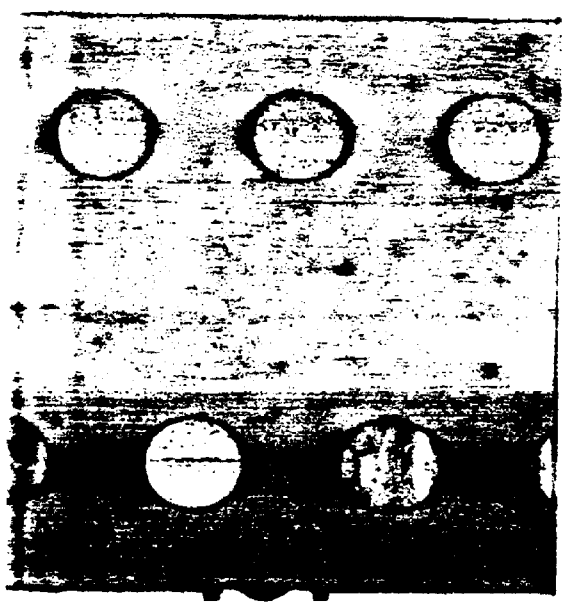
My commission expires _____

_____
Notary Public

7555 05/09 01:01 03CHECK

263.93





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

RECEIVED OF _____

FOR _____

BOOK 10043 PG 623

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 68900.00
CDN TX 254.93
PRFEE 1.00
WDEED 8.00
TOTAL 263.93
CHECK 263.93
05/08/96 01 08:26 0001 9355

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01797O7
IDENTIF. # REFERENCE

96 MAY -8 AM 8:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1037358