This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 10127 PG 271

ADDRESS NEW OWNER:
Justin M. Hurley
2300 Shadow Lane
Nashville, Tennessee 37216

SEND TAX BILLS:
To Owner

MORTGAGEE:
Howard L. Watkins and wife, Dorothy P. Watkins
2832 Gaywinds Court
Nashville, Tennessee 37214

MAP AND PARCEL:
Map 73-5
Group
Parcel 116

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, **Howard L. Watkins and wife, Dorothy P. Watkins**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Justin M. Hurley**, 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:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Riverwood Heights Subdivision, as of record in Book 1835, page 42, Register's Office for said County, described as follows:
Beginning on the southerly margin of Shadow Lane at the corner of Lots Nos. 28 and 29; thence with the line between said two lots southwardly 144.5 feet to the northerly line of Lot No. 30; thence with said line westwardly 103.17 feet to the easterly margin of Riverwood Circle; thence with said Circle northwardly 73.92 feet to the beginning of a curve; thence around said curve with a radius of 30 feet northeastwarldy 47.12 feet to the southerly margin of Shadow Lane; thence with said Lane eastwardly 125.93 feet ot the beginning.

Being the same property conveyed to Howard L. Watkins and wife, Dorothy P. Watkins by deed from Thomas Earl Campsey and wife, Bettye S. Campsey, dated April 12, 1969, as of record in Book 4325, page 639, Register's Office for Davidson County, Tennessee.

Howard L. Watkins executes this instrument on behalf of the said Dorothy P. Watkins by virtue of a written Power of Attorney, filed for record in Book 9612, page 702, Register's Office for Davidson County, Tennessee.

96 JUL 22 AM 9:39 MAIL ENV.

0205666 IDENTIFICATION REFERENCE

This is unimproved property known as 2300 Shadow Lane, Nashville, TN 37216.

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

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 1835, page 42, said Register's Office.

Real property taxes for 1996 have been settled between the parties, and are the responsibility of Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Justin M. Hurley, unmarried, his heirs and assigns, forever; and we, Howard L. Watkins and wife, Dorothy P. Watkins, 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, his 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 17th day of July, 1996.

Howard L. Watkins

Dorothy P. Watkins, by Howard L. Watkins, Attorney-At Law

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Howard L. Watkins and wife, Dorothy P. 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 17th day of July, 1996.

Patricia M. Swain
NOTARY PUBLIC

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 17th day of July, 1996, in Mt. Juliet, Tennessee, before me personally appeared Howard L. Watkins, to me known to be the person who executed the foregoing Warranty Deed in behalf of Dorothy P. Watkins, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said Dorothy P. Watkins, signing his name as his Attorney-In-Fact. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 17th day of July, 1996.

Patricia M. Swain
NOTARY PUBLIC

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

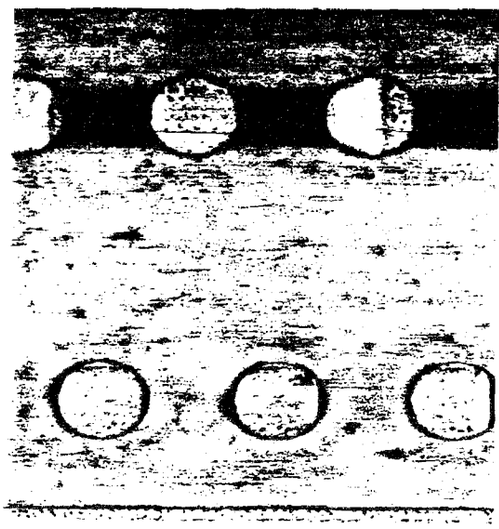
The actual value or consideration, whichever is greater, for this transfer is $ 70,000.00.

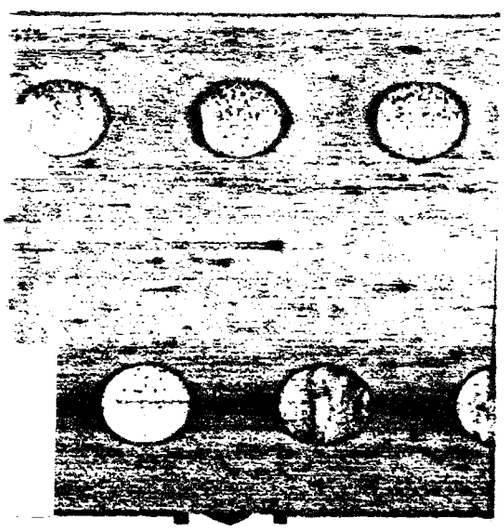
Janet M. Hurley
AFFIANT

Subscribed and sworn to before me
this 17th day of July, 1996.

Patricia M. Swain
NOTARY PUBLIC
My Commission Expires: February 3, 1997

7486 07/22 0101 03CHECK 272.00





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

RECEIVED OF _____

FOR _____

BOOK 10127 PG 274

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 12.00
TOTAL 272.00
CHECK 272.00

07/22/96 01 09:44 0001 7486

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02056666
IDENTIFICATION REFERENCE

96 JUL 22 AM 9:39

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1065128