BOOK 10133 PG 168

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Austin Lee Watts, Jr. and wife, Janis M. Watts 212 Fairmont Court Nashville, TN 37203	First Republic Mortgage Corporation 3212 West End Avenue Suite 500 Nashville, TN 37203	Map 104-060M Parcel 012.00Co

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Philip L. Roberts and wife, Heidi Elizabeth Roberts (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Austin Lee Watts, Jr. and wife, Janis M. Watts (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Please see attached Exhibit "A" for legal description.

Being the same property conveyed to Philip L. Roberts and wife, Heidi Elizabeth Roberts by Quitclaim Deed from the Resolution Trust Corporation as Receiver of Hill Financial Savings Association of record in Book 8647, Page 444, said Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Philip L. Roberts pursuant to a Power of Attorney executed by him and being filed for record simultaneously herewith.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 212 Fairmont Court, Nashville, TN 37203.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $114,000.00.

Affiant

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

Notary Public

My Commission Expires 10/13/97

NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of July, 1996.

Philip L. Roberts, by: Heidi Elizabeth Roberts, Attorney in Fact

Heidi Elizabeth Roberts

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 **Heidi Elizabeth Roberts**, the bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-98

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 19th day of July, 1996, before me personally appeared Heidi Elizabeth Roberts, to me known to be the person who executed the foregoing instrument on behalf of Philip L. Roberts and who acknowledged that she executed the same as the free act and deed of the said Philip L. Roberts.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-98

96/07/26 0101 03CHECK 434.

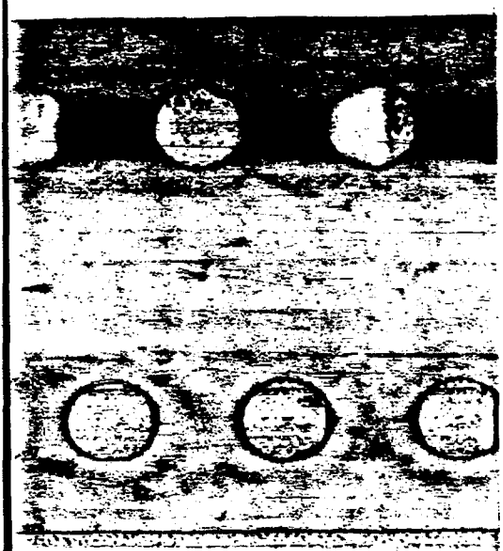
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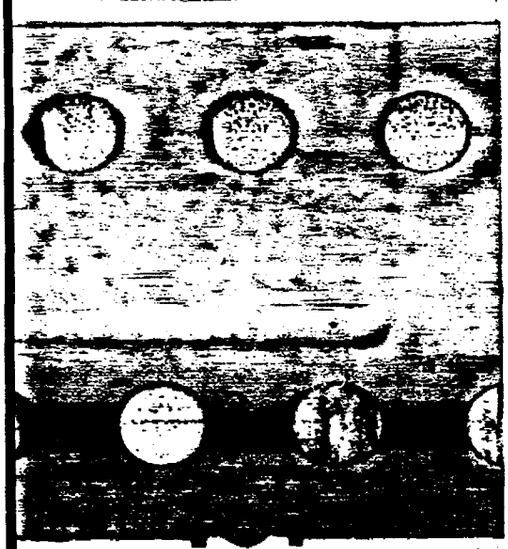
EXHIBIT A

LAND in Davidson County, Tennessee, being Apartment Unit A-12 of Fairmont Court Condominiums, a plan of which is of record in Book 6259, page 825, Register's Office for Davidson County, Tennessee, created under Title 66, Sec. 27-101 et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6686, page 708, as amended, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common Elements appurtenant to said unit as set forth in said Master Deed, reference is hereby made to the Plat of Fairmont Court Condominiums, and as set forth in said Master Deed of record in Book 6686, page 708, amended in Book 6712, page 125 and Book 6774, page 221, as revised in Book 6823, page 962 and as modified in Book 6893, page 62, Register's Office for Davidson County, Tennessee, reference which is hereby given for a more complete identification and description of such Unit.

0207510
IDENTIF. ↑ REFERENCE
96 JUL 26 AM 8:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

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





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

RECEIVED OF _____

FOR _____

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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 114000.00
CON TX 421.80
PRFEE 1.00
WDEED 12.00
TOTAL 434.80
CHECK 434.80

07/26/96 01 00142 0001 9477

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207510
IDENTIF. & REFERENCE

96 JUL 26 AM 8:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1067091