WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

James A. Sales
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Sales (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	60-7-92
2951 Hillhurst Drive (ADDRESS)	P.O. Box 305110 (ADDRESS)	
Nashville, Tennessee 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, Bobby J. Watkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Sales and wife, Caron S. Sales

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. 44 on the Plan of Hillhurst Acres, Section 3, of record in Book 2331, Page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bobbye Jean Watkins, unmarried by deed from Doris R. Trim and Susan G. Trim, both unmarried of record in Book 8269, Page 617, said Register's Office.

This is not the principal residence of the Grantor.

Bobby J. Watkins and Bobbye Jean Watkins and Bobbye J. Watkins are one and the same person.

unimproved ( )
This is improved (X) property, known as 2951 Hillhurst Drive, Nashville, Tennessee 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 my hand this 26th day of July, 19 96

Bobby J. Watkins
By: Bobby J. Watkins By Vicky V. Watkins-Whitley attorney in fact
Vicky V. Watkins-Whitley, Atty In Fact

BOOK 10147 PG 151

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Hillhurst Acres, Section 3, of record in Book 2331, Page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

02111448

IDENTIFICATION REFERENCE

96 AUG -6 AM 9:49

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Vicky V. Watkins-Whitley and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Atty In Fact and _____ respectively of the Bobby J. Watkins the within named bargainor, and corporation, and that he as such Atty In Fact 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 Vicky V. Watkins-Whitley as such Atty In Fact, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 26th day of July 1996.

My commission expires July 24, 1999

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

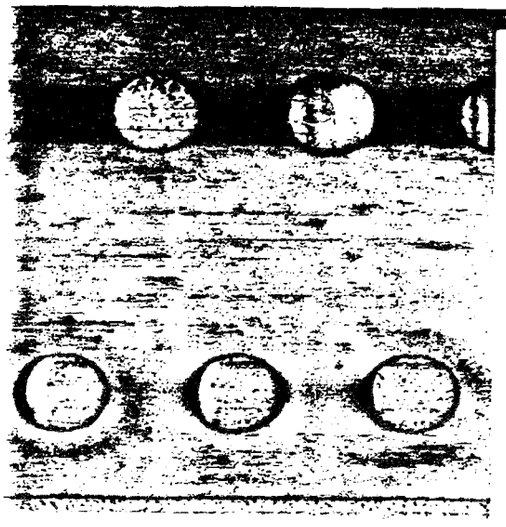
Personally appeared before me, the undersigned, a Notary Public, Vicky V. Watkins-Whitley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledted that whe is the "attorney-in-fact" of Bobbye J. Watkins and is authorized by her or by its constituent, the constituent being authorized by the maker, to executed this instrument on behalf of the maker.

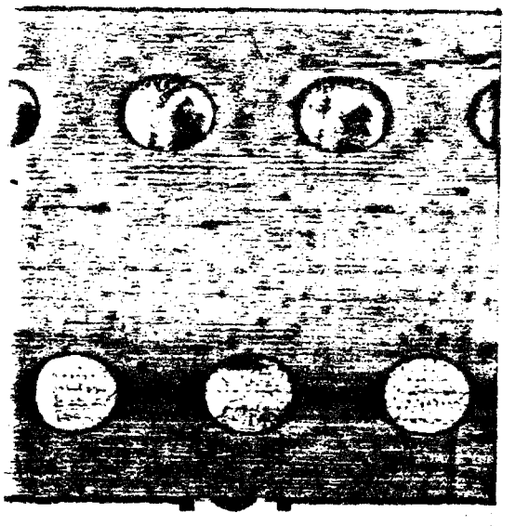
Witness my hane, at Nashville, Tennessee, this 26th day of July, 1996.

Notary Public _____

My Commission Expires: 7/24/99

3707 08/06 0101 03CHECK 286.00





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

RECEIVED OF _____

FOR _____

BOOK 10147 PG 153

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 74000.00
				CON TX 273.80
				PRFEE 1.00
				WDEED 12.00
				TOTAL 286.80
				CHECK 286.80
08/06/96	01			09:52 0001 3707

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0211448
IDENTIF. ↑ REFERENCE

96 AUG -6 AM 9:49
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1071273