After Recording Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road.
LaVergne, TN 37086

BOOK 10149 PG 13

--------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION--------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **LELAND D. WATTS and wife, WINNIFRED A. WATTS**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **LISA PRIMM**, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land In Davidson County, Tennessee, being Lot No. 90 on the Plan of College Hill Subdivision, Section 2, of record in Book 2133, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 83 feet on the northerly margin of Clifton Avenue and extends back 121.99 feet along parallel line to a dead line in the rear measuring 93 feet thereon.

Being the same property conveyed to Leland D. Watts by deed from Deborah D. Driver, a single person, dated July 2, 1990, recorded July 10, 1990, of record in Book 8149, page 505, and re-recorded in Book 8191, page 321, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 24th day of July, 1996

LELAND D. WATTS

WINNIFRED A. WATTS, by and through
her lawful attorney in Fact, Leland D. Watts

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

96 AUG -7 AM 10:41
REGISTER
DAVIDSON COUNTY, TN.

4341 08/07 01:01 03CHECK 145.90

IDENTIFICATION REFERENCE
02120 46

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Leland D. Watts and Winnifred A. Watts, by and through her lawful attorney in fact Leland D. Watts, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this 24th day of July, 1996.

Lola A. Taylor
Notary Public

My Commission Expires: 02/22/2000

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $37,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

John O'McBroom
Affiant

Subscribed and sworn to before me this 24th day of July, 1996.

Lola A. Taylor
Notary Public

My Commission Expires: 02/22/2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

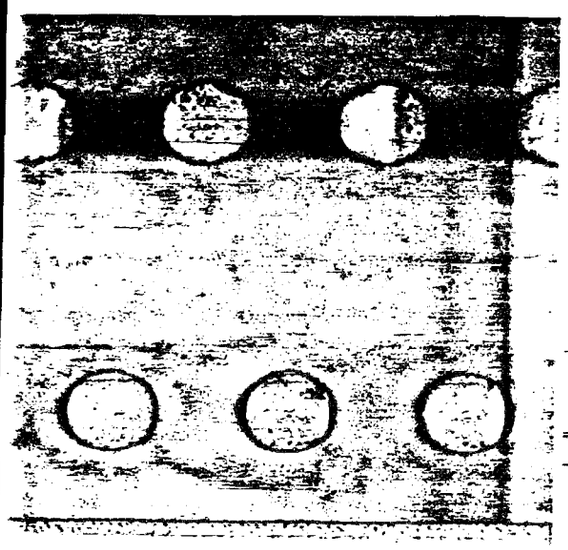
MAP AND PARCEL NUMBERS: Map 092-09 Parcel 006.00

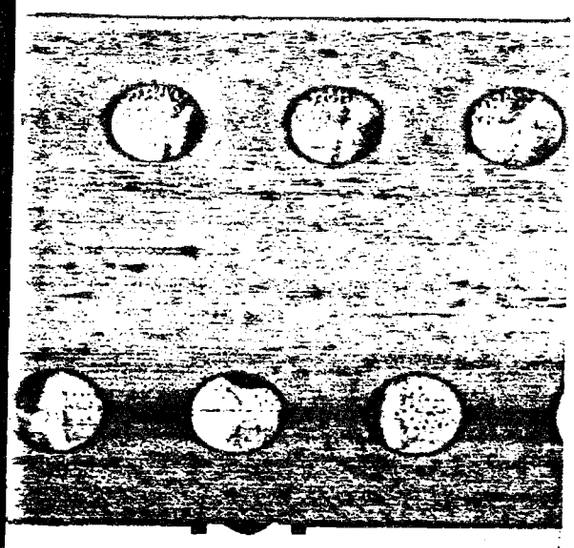
ADDRESS NEW OWNER:

Lisa Primm
3610 Clifton Avenue
Nashville, TN 37209

SEND TAX BILLS TO:

Ford Consumer Finance Company,
278 Franklin Road, Suite 120
Brentwood, TN 37027





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10149 PG. 15

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 37000.00
				CON TX 136.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 145.90
				CHECK 145.90
			08/07/96 01	10:46 0001 4341

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02120 46
IDENTIF. # REFERENCE

96 AUG -7 AM 10:41

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

No. 1016946