0230075

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 SEP 27 AM 10:42

DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 38212
Dav. Co. File: Box 8

BOOK 10205 PG 446

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Todd A. Hukill Rachel D. Hukill 319 Melvin Jones Drive Nashville, TN 37217	First Republic Mortgage Corporation 3212 West End Avenue, Suite 500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 135-5-044 02DU 07370

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jack L. Watkins, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd A. Hukill and spouse, Rachel D. Hukill,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 49 of Town Park Estates, as of record in Book 3300, page 64 and 65, Register's Office for Davidson County, Tennessee.

SAID Lot No. 49 fronts 68 feet on the westerly margin of Melvin Jones Drive and extends back on the northerly line 206.09 feet and 199.87 feet on the southerly line to a line in the rear measuring 68.28 feet thereon.

BEING the same property conveyed to Jack L. Watkins by deed from John C. Hailey and wife, Peggy T. Hailey of record in Book 5292, page 518, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to restrictive covenants of record in Book 3400 Page 120 and Book 3436, page 43 said Register's Office, and to the matters set forth in the referenced Plan of record.

Patsy Watkins, the spouse of Jack L. Watkins, joins in this conveyance solely to convey any marital interest she may have in subject property.

This is improved property, known as: 319 Melvin Jones Drive, Nashville, TN 37217

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of September, 1996.

Jack L. Watkins **Patsy Watkins**

State of Tennessee
County of Davidson

On this 25th day of September, 1996, before me the undersigned authority, personally appeared **Jack L. Watkins and Patsy Watkins**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 80000.00

Affiant

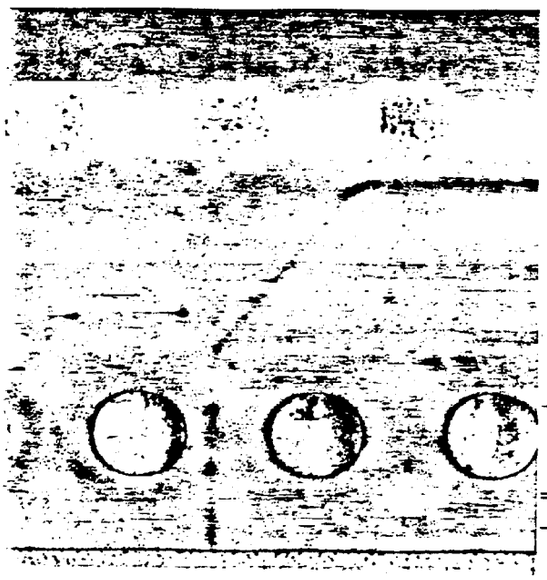
Sworn and subscribed before me on the 25th day of September, 1996.

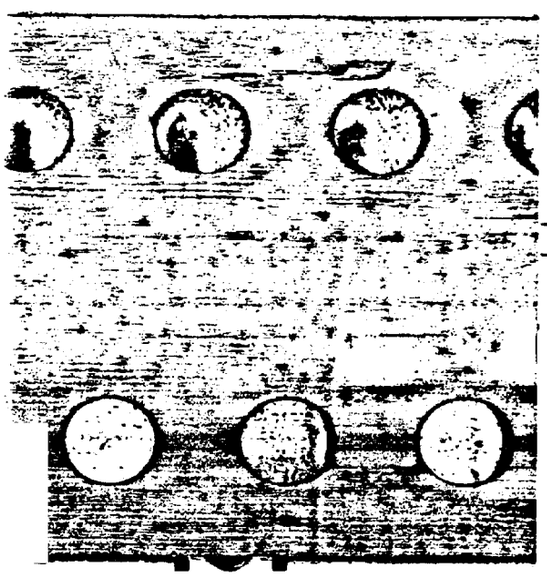
My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

3613 09/27 0101 03CHECK 305.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10205 PG 448

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 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 305.00
				CHECK 305.00
			09/27/96 01	10:44 0001 3613

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0230075
IDENTIF. # REFERENCE

95 SEP 27 AM 10:42
REGISTER
DAVIDSON COUNTY, TN.

No. 1036012