BOOK 10213 PG 744

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00

T. Bailey
Affiant

Subscribed and sworn to before me, this 1st day of October 1996

Notary Public

My Commission Expires: 11, 22, 97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
THOMAS BAILEY 800 Shelby Avenue Nashville, Tennessee 37206	THOMAS BAILEY 845 Bell Road Suite 210 Antioch, TN 37013	MAP 93-4 PARCEL 30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND AND NO/100---------- ($ 90,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , DAVID C. WATKINS AND WIFE, GENEVA WATKINS hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto THOMAS BAILEY, 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:

BEING Lot No. 245 on the Plan of Williams Second Addition to Edgefield, now East Nashville, shown in Plat Book 21, page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 245 fronts 50.0 feet on the southerly side of Shelby Avenue and runs back between parallel lines with the easterly margin of 8th Street, 175.0 feet to an alley.

BEING the same property conveyed to David C. Watkins and wife, Geneva Watkins, by Quitclaim Deed from Billy G. Holt, unmarried, of record in Book 9090, page 618, Register's Office for Davidson County, Tennessee.

This is improved property known as 800 Shelby Avenue, Nashville, Tennessee 37206

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___, his heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Williams Second Addition to Edgefield of record in Book 21, page 60, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 1st day of October, 19 96.

David C. Watkins
DAVID C. WATKINS

Geneva Watkins
GENEVA WATKINS

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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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 DAVID C. WATKINS AND WIFE, GENEVA WATKINS, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of October, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19____.

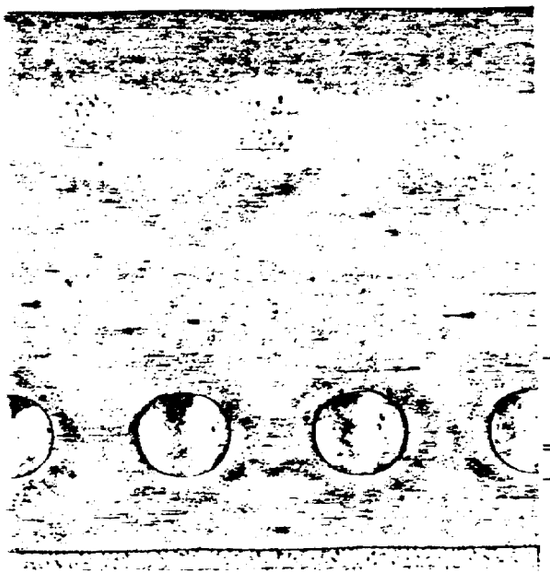
My Commission Expires: _____

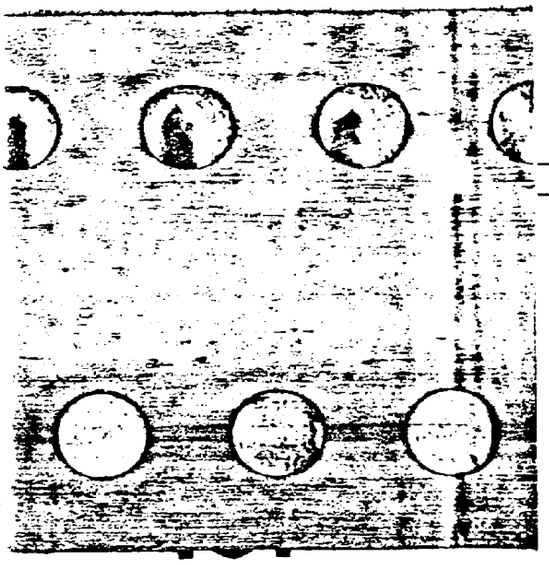
Notary Public

96 OCT -3 AM 9:47
FELIX E. DELK, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02232398

5044 10/03 2:01 3CHECK





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 90000.00
				CON TX 333.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 342.00
				CHECK 342.00
			10/03/96 01	09:51 0001 6044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232398
IDENTIF. & REFERENCE

96 OCT -3 AM 9:47
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

Nº 1073120

No. [redacted]