BOOK 10287 PG 851

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 19 96

Notary Public

MY COMMISSION EXPIRES: 5-23-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ginger Watkins (NAME)	Pacific Southwest Bank (NAME)	133-6
3722 Tibbs Drive (ADDRESS)	4144 N. Central Expwy, Ste 160 (ADDRESS)	208
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (CITY) (STATE) (ZIP)	6DA57835

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, Imogene V. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ginger Watkins

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. 12 on the plan of Leonard Heights as of record in Book 2330, page 15, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Heairl B. Allen and wife, Imogene V. Allen by deed from Lewis E. Gaines and Joe Gaines of record in Book 2490, page 499, Register's Office for Davidson County, Tennessee. The said Heairl B. Allen being deceased, title to the herein described property vested in Imogene V. Allen by virtue of tenants by the entirety.

Subject to restrictions of record in Book 2346, page 291, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Imogene V. Allen being the same person as Imogene Allen as shown on the Power of Attorney recorded in Book 10287, page 848. said Register's Office making James H. Allen her Attorney in Fact.

unimproved ( )
This is improved (X) property, known as 3722 Tibbs Drive, Nashville, Tennessee 37211
(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 5th day of December, 19 96

Imogene V. Allen

By: James H. Allen
Attorney in fact

BOOK 10287 PG 852

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Imogene V. Allen

the bargainor _____, 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 Brentwood, Tennessee, this 5th day of December 19 96.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this, 5th day of Dec, 19 96, personally appeared before me, James H. Allen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Imogene V. Allen and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 5th day of Dec, 19 96

My commission expires 5-28-2000

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

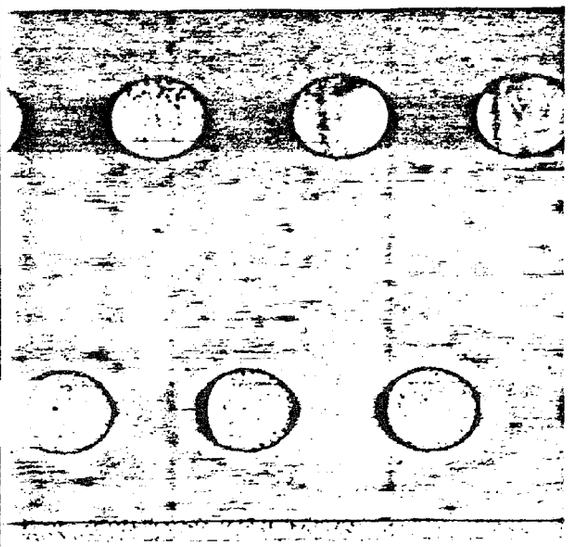
Notary Public

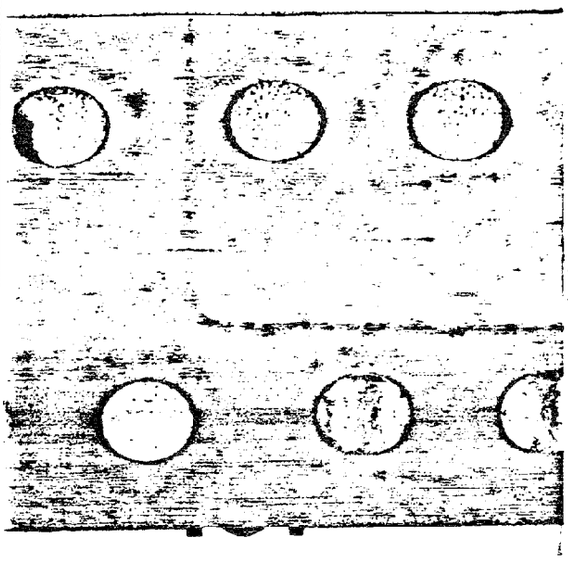
RECEIVED FOR REFERENCE
96 DEC 12 AM 8:25
REGISTER
DAVIDSON COUNTY, TN.

4711 12/12 0101 03CHECK

02550 18

285-50





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

RECEIVED OF _____

FOR _____

BOOK 10287 PG 853

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	
				CAMT TOTAL PAID
				CON TX 277.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 286.50
				CHECK 286.50
			12/12/96	01 08:28 0001 4711

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255018
IDENTIF. & REFERENCE

96 DEC 12 AM 8:25

REGISTER
DAVIDSON COUNTY, TN.

No. 1097339