This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
John M. Watson
782 Peach Orchard Dr.
Nashville, Tennessee 37204

SEND TAX BILL:
Same as New Owner

MORTGAGEE:
SAME AS NEW OWNER

BOOK 10442 PG 927

MAP AND PARCEL:
MAP 132-15
GROUP
PARCEL 63

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mary A. Moyle, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John M. Watson, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Peach Orchard Hill Subdivision of record in Book 6250, page 728, said Register's Office.

Being the same property conveyed to Mary A. Moyle, married, by deed from Emanuel Schatten, Trustee, of record in Book 8301, page 499, and by deed from Ron L. Kocina of record in Book 8391, page 61, Register's Office for Davidson County, Tennessee.

This is improved property known as 782 Peach Orchard Dr., Nashville, TN 37204.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John M. Watson, his heirs and assigns, forever; and I, Mary A. Moyle, married, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RON L. KOCINA, husband of Mary A. Moyle, joins in this conveyance to transfer any right, title or interest he may have in subject property, marital or otherwise.

Witness our hands this the 30th day of April, 1997.

97 MAY -5 PM 3:11
DAVIDSON COUNTY, TN.

PICK-UP

Mary A. Moyle

Ron L. Kocina

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

0301618
IDENTIFICATION

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 1942 PAGE 928

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary A. Moyle and Ron L. Kocina, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of April, 1997.

Robert M. Loff
NOTARY PUBLIC

My Commission Expires: 9-23-00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer, is $ 280,000.00.

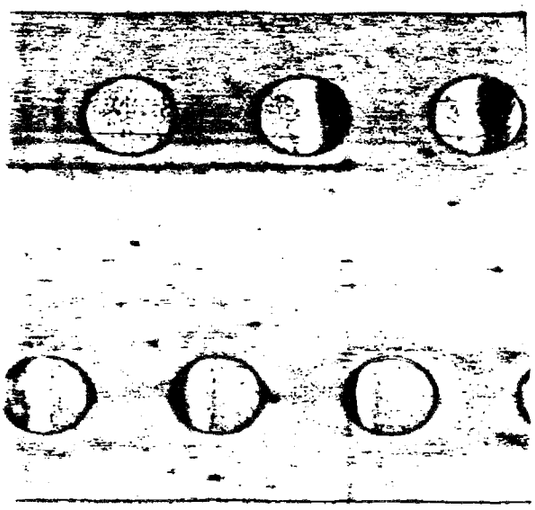
AFFIANT

Subscribed and sworn to before me this 30th day of April, 1997.

Jennifer Worley
NOTARY PUBLIC

My Commission Expires: May 24, 1997

7272 05/05 0101 03CHECK 1045.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

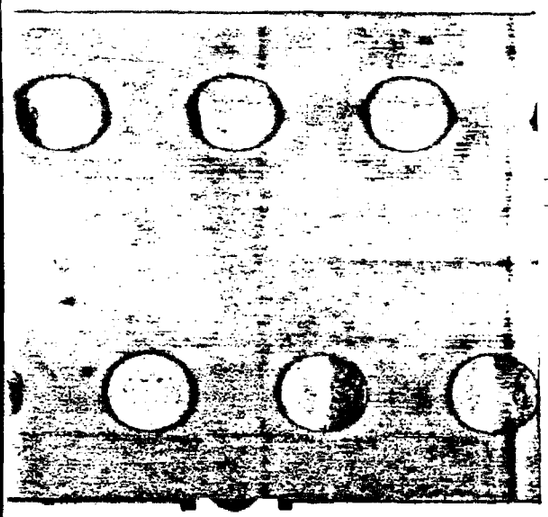
BOOK 10442 PG 929

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 280000.00
CON TX 1036.00
PRFEE 1.00
WDEED 8.00
TOTAL 1045.00
CHECK 1045.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/05/97 01 1111 0001 7372



0301618

IDENTIF. & REFERENCE

97 MAY -5 PM 3:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1147442