27A

BOOK 10473 PG 240

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

X Charles W. Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF May 19 97

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

Notary Public

MY COMMISSION EXPIRES May 28, 2000
(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
Charles W. Watson (NAME)	United Funding Group, Inc. (NAME)	91-15
323 51st Avenue North (ADDRESS)	5115 Maryland Way, #36 (ADDRESS)	165
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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, First Security Investments, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Watson

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Beginning on the westerly margin of 51st Avenue, North at a point 520 feet southerly from the southerly margin of Charlotte Avenue, thence with the westerly margin of said 51st Avenue southerly 50 feet to the northerly margin of an alley, thence with said alley westerly 140 feet to the easterly margin of a proposed alley or street; thence with said alley or street northerly 50 feet; thence easterly 140 feet to the beginning.

Being the same property conveyed to John R. Watson and wife, Teri McClain Watson by deed from Thomas H. Allen and Robert A. McClain Jr., Co-Executors of the Estate of Mattie Jordan Allen of record in Book 8915, page 602, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed of even date and being recorded simultaneously herewith. In Book 10473, page 237

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

unimproved ( )
This is improved (X) property, known as 323 51st Avenue North, Nashville, Tennessee 37209
(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 16th day of May 19 97

First Security Investments, Inc.
By: [signature] V.P.

BOOK 10473 PG 241

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Brink and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the V. President and _____ respectively of the First Security Investments, Inc. the within named bargainor, and corporation, and that he as such V. President 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 James Brink as such V. President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 16th day of May 19 97.

My commission expires May 28, 2000

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

_____
Notary Public

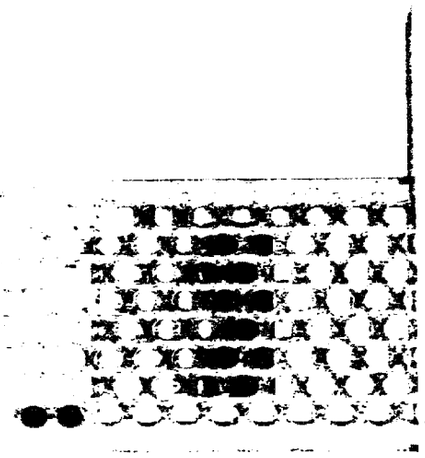
7046 06/02 0101 03CHECK 268.00

IDENTIF. ↑ REFERENCE

97 JUN -2 AM 8:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

03103416



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

RECEIVED OF _____

FOR _____

BOOK 10473 PG 242

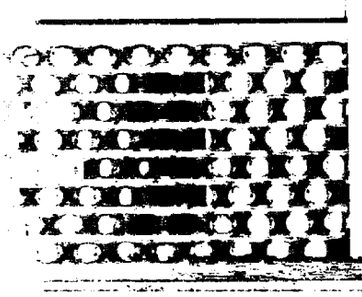
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

06/02/97 01 08:38 0001 7046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03103 46
IDENTIF. ↑ REFERENCE

97 JUN -2 AM 8:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1156994