BOOK 10521 PG 325

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 $ 82,000.00

William Kevin Watson
Affiant

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

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
WILLIAM KEVIN WATSON 410 Bushnell Street Nashville, Tennessee 37206	AMSOUTH BANK 2050 Parkway Office Circle Birmingham, Alabama 35244	MAP 83-10 PARCEL 115

1912 07/08 0101 03CHECK 312.40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY TWO THOUSAND AND NO/100---------- ---------- ($ 82,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, MONICA COTA, MARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto WILLIAM KEVIN WATSON and wife, ALISON L. 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:

BEING Lots Nos. 70 and 71 on the plan of McEwen Place of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Monica Cota, a married person, by Quitclaim Deed from Erich J. Goller and wife, Hermaine St. Goller, of record in Book 10302, page 33, Register's Office for Davidson County, Tennessee.

A.
STEVEN COTA, spouse of Monica Cota, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

97 JUL -8 AM 9:04
ELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0323981

This is improved property known as 410 Bushnell Street, 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 GRANTEEs, their heirs and assigns, forever.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has 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 McEwen Place of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

GRANTOR __ FURTHER COVENANTs and bind s herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of June, 19 97

Monica Cota
MONICA COTA

Steven A Cota

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 MONICA COTA, MARRIED AND STEVENA LOCK, 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 30th day of June, 1997.

Notary Public

My Commission Expires: November 22, 1997

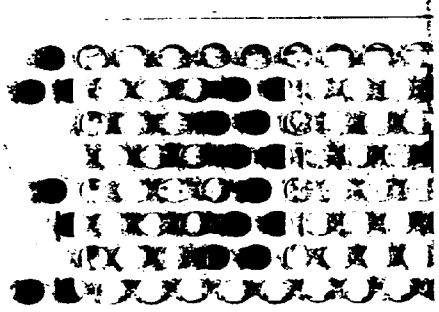
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10521 PG 327

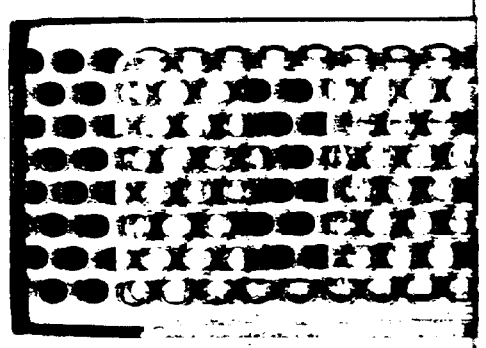
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 8.00
TOTAL 312.40
CHECK 312.40

07/08/97 01 09:05 0001 1912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



032398 IDENTIF. ↑ REFERENCE

97 JUL -8 AM 9:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1171674