BOOK 10659 PG 502

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,632.03

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-30-98
(AFFIX SEAL)

DONALD R. BARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay D. Watson (NAME)	Bank of America, FSB (NAME)	MAP 172-8A
1517 Hunters Branch (ADDRESS)	10600 Valley View Street (ADDRESS)	PARCEL 110
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Cypress, California 90630 (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, Deena M. Ravicchio, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jay D. Watson and Carole M. Candler, with rights of survivorship

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. 110 on the Plan of Hunters Branch, Section 2A of record in Book 6250, page 819 and amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 110 fronts 90.86 feet on the westerly margin of Hunters Branch Road and extends back 91.96 feet on the northerly line and 103.28 feet on the southerly line to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed to Deena M. Ravicchio, a single person, by deed from Neal P. Waters and wife, Karita M. Waters of record in Book 7942, page 640, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 6601, page 7, Register's Office for Davidson County, Tennessee.

Plan of record in Book 6250, page 819, and amended in Book 6815, page 77, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1517 Hunters Branch, Antioch, Tennessee 37013
(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 October, 19 97

Deena M. Ravicchio by [signature] Attorney in Fact

Deena M. Ravicchio

BOOK 10659 PG 503

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 ~~Deena M. Ravicchio, a single person~~ K. Thomas Sidwell with whom I am personally acquainted, and who proved himself to be the attorney in fact of Deena M. Ravicchio, and who being authorized to do so, ~~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 Franklin, Tennessee, this 16th day of October, 19 97.

Commission expires 11-30-97

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

LEGAL DESCRIPTION CONTINUATION

Deed of Trust from Deena M. Ravicchio in favor of Commerce Union Bank of record in Book 7139, page 390, and re-recorded in Book 7238, page 436 Register's Office for Davidson County, Tennessee. Said Deed of Trust having been assigned to Bank of America, FSB, by instrument of record in Book 9762, page 163, said Register's Office.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

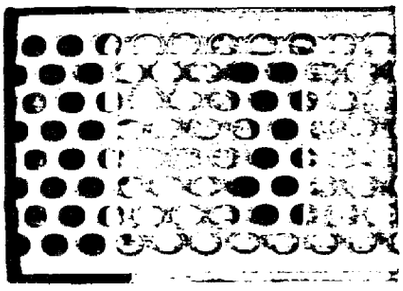
MAIL ENV.

97 OCT 27 PM 2:25

DAVIDSON COUNTY TN

4171 10/27 0101 03CHECK 414.64

0363027



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

RECEIVED OF _____

FOR _____

BOOK 10659 PG 504

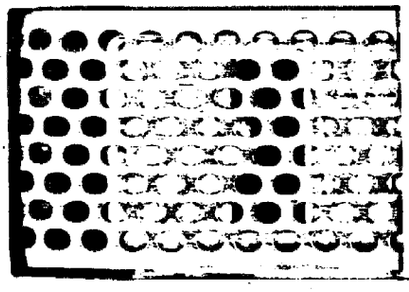
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
109632.03
CON TX 405.64
PRFEE 1.00
WDEED 8.00
TOTAL 414.64
CHECK 414.64

10/27/97 01 14:26 0001 4171

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0363027
IDENTIFICATION REFERENCE

97 OCT 27 PM 2:25

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1213415