BOOK 10775 PAGE 308

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DONALD R. BARRETT 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
Thomas T. Cassetty (NAME)	CTX Mortgage Company (NAME)	MAP 118-9
917 Marengo Lane (ADDRESS)	P.O. Box 19000 (ADDRESS)	PARCEL 172
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (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, Mark Judd Watson, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas T. Cassetty, a single person

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. 17 on the Map of Sutton Hill Section Marengo Park, as of record in Book 974, page 67, Register's Office for said County.

Said Lot No. 17 fronts 76.65 feet on the southerly side of Marengo Lane and runs back 180.1 feet on the westerly line and 176.5 feet on the easterly line to the right of way of the Glendale car line, measuring 78 feet thereon.

Being the same property conveyed to Mark Judd Watson and wife, Carole B. Watson by deed from Charles Shrader and wife, Shirley G. Shrader of record in Book 5326, page 1 and further conveyed to Mark Judd Watson by Divorce Decree of record in Book 6559, page 804, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO:
Plan of record in Book 974, page 67, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Easement for sanitary sewers and/or storm drainage of record in Book 3946, page 987, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 917 Marengo Lane, Nashville, Tennessee 37204
(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 28th day of January 19 98

Mark Judd Watson

Mark Judd Watson

Carolyn Tarpey Watson

Carolyn Tarpey Watson

Carolyn Tarpey Watson, spouse of Mark Judd Watson, joins in this conveyance to convey any and all interest she may have in subject property.

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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 Mark Judd Watson, and wife, Carolyn Tarpey Watson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the Y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 28th day of January 19 98

Commission expires 11-18-01

Notary Public

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

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

MAIL ENV.

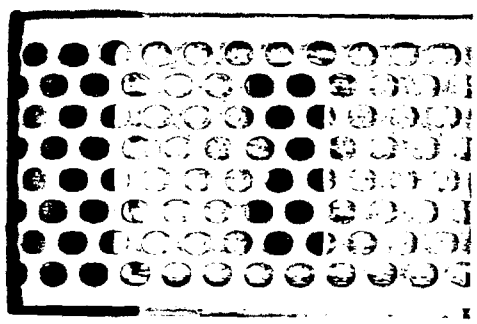
0395384

IDENTIF. # REFERENCE

98 JAN 30 PM 1:11

ELIA[illegible] WILSON REGISTER
DAVIDSON COUNTY, TN.

7705 01/30 0101 03CHECK 475.20



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

RECEIVED OF _____

FOR _____

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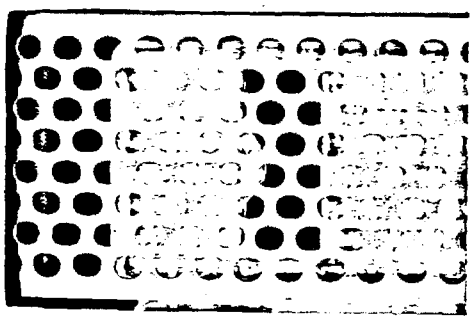
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 126000.00
CON TX 466.20
PRFEE 1.00
WDEED 8.00
TOTAL 475.20
CHECK 475.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/30/98 01 13:18 0001 7705



0395384
IDENTIF. ↑ REFERENCE

98 JAN 30 PM 1:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1248281