BOOK 10905 PG 441

[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Jeffrey J. Szalwinski]	[FT Mortgage Companies D/B/A Sunbelt National Mortgage]	[MAP-PARCEL]
[Heather L. Senn]	[Attn: Tax Dept.]	[ ]
[516 McDonald Drive]	[10741 King William Drive]	[120-9 11]
[Nashville, TN 37217]	[Dallas, TX 75220]	[ ]

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law]
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B) Mail]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Paul Lee Watson, a widow** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey J. Szalwinski and Heather L. Senn, tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 411 on the Plan of Glengarry Park, Subdivision, Section 4, of record in Book 2900, Page 72, Register's Office for said County, as follows:

Said Lot No. 411 fronts 77.1 feet on the southeast margin of McDonald Drive and extends back between lines, 257.2 feet on the southwest line and 248.1 feet on the northeast line, to a dead line in the rear, measuring 125.7 feet thereon.

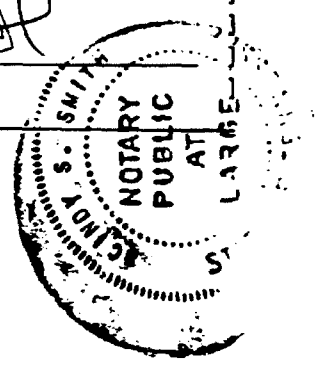
Being the same property conveyed to Paul L. Watson and wife, Myra F. Watson, by deed from Travis L. McElroy and wife, Bettye T. McElroy, of record in Book 4249, Page 946, Register's Office for Davidson County, Tennessee. The said Myra F. Watson having since died leaving Paul L. Watson as the sole surviving tenant by the entirety. Paul L. Watson and Paul Lee Watson are one and the same person.

This is property with a common address of 516 McDonald Drive, Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantee; 2) The plan of record at Book 2900, Page 72, said Register's Office, and all matters therein; 3) Restrictive Covenants of record in Book 3031, Page 42, said Register's Office; 4) Change of Drainage Easement of record in Book 3100, Page 361, said Register's Office.

9984 04/29 0101 03CHECK 395.65

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $104,500.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 28th day of April, 1998.]
[ ]
[My Commission Expires: 3/23/2002 Notary Public]



TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **April, 1998**.

Paul Lee Watson

Paul Lee Watson

By: Ted Lee Watson, atty in fact

Ted Lee Watson,
his attorney in fact

KAREN D. SADLER
MY COMMISSION EXPIRES
February 11, 2002

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **TED LEE WATSON,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **PAUL LEE WATSON,** and is authorized by PAUL LEE WATSON to execute this instrument on his behalf by virtue of a Durable Power of Attorney recorded simultaneously herewith.

Witness my hand and official seal, this _____ day of April, 1998.

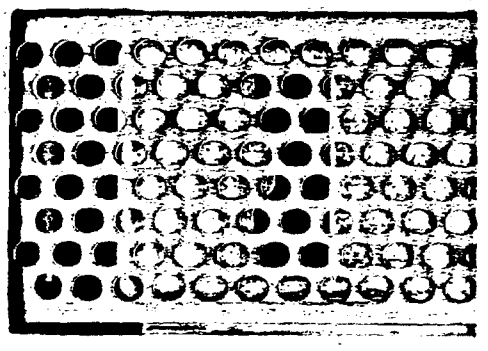
Notary Public
My Commission Expires: 2/11/2002

File No. 9804-078.wd

98 APR 29 AM 10:29

04310009

IDENTIFYING REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10905 PG 443

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

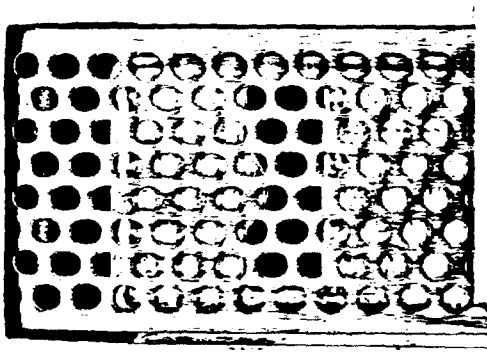
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT

104500.00
CON TX 386.65
PRFEE 1.00
WDEED 8.00
TOTAL 395.65
CHECK 395.65

04/29/98 01 10:31 0001 9984

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04310009
IDENTIF. & REFERENCE

98 APR 29 AM 10:29

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No.1286079