This Instrument Prepared By: Mail
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

BOOK 11030 PAGE 277

ADDRESS NEW OWNER:
Charles Daniels
1918 Riverwood Drive
Nashville, Tennessee 37216

SEND TAX BILL TO:
****New Owner****

MORTGAGEE:
Dorothy Phillips Watkins and husband, Howard L. Watkins
2832 Gaywinds Drive
Nashville, TN 37214

MAP	**72**
GROUP	**4**
PARCEL	**33H**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dorothy Phillips Watkins and husband, Howard L. Watkins** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Charles Daniels and wife, Sherry Daniels**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being in the 11th Civil District, and being Lot No. 6 on the Map of Happy Valley, Section "A", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, April 19, 1941, as follows:

Beginning on the southerly margin of Williams Ferry Road, at a point 400 feet east of the easterly margin of Cooper Lane, said point being the corner of Lots Nos 5 and 6; thence with the line between said two lots southwardly 170.5 feet; thence eastwardly 75 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots, northwardly 168.5 feet to the southerly margin of Williams Ferry Road; thence with said road, westwardly 75 feet to the beginning.

Being the same property conveyed to Vallie J. Phillips by deed from Dorothy P. Holt dated September 24, 1949, of record in Book 1760, page 79, Register's Office for Davidson County, Tennessee. Also being the same property devised to Dorothy Phillips Watkins by the Last Will & Testament of Vallie Johnson Phillips a/k/a Vallie J. Phillips which was probated on June 17, 1983 and recorded in Will Book 143, page 533, Probate Court for Davidson County, Tennessee. Said Will is filed for record in Book 6775, page 413, Register's Office for Davidson County, Tennessee. Howard L. Watkins, husband of Dorothy Phillips Watkins joins in this conveyance to convey any marital interest he may have in said property. Dorothy Phillips Watkins and Dorothy P. Watkins are one and the same person.

Howard L. Watkins executes this instrument of behalf of Dorothy Phillips Watkins by virtue of a Limited Power of Attorney filed for record in Book 9612, page 702 Register's Office for Davidson, Tennessee.

This is improved property known as 1918 Riverwood Drive, Nashville, Tennessee 37216.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1998, a lien not yet due and payable. Map 72, Group 4, Parcel 33H. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1998 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to an easement for sewer, in favor of Davidson County, set forth in an instrument of record in Book 4800, page 248, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

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, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 7th day of July, 1998.

Dorothy Phillips Watkins
Howard L. Watkins atty in fact

Dorothy Phillips Watkins, by Howard L. Watkins, as Attorney-in-fact

Howard L. Watkins

Howard L. Watkins

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Howard L. Watkins**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of July, 1998.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 7th day of July, 1998, in Mt. Juliet, Tennessee, before me personally appeared Howard L. Watkins, to me known to be the person who executed the foregoing Warranty Deed on behalf of Dorothy Phillips Watkins, for the purposes therein contained, and who acknowleged that he executed the same as the free act and deed of the said Dorothy Phillips Watkins signing her name as Attorney-In-Fact.

WITNESS my hand and official seal at office this 7th day of July, 1998.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $94,000.00.

AFFIANT

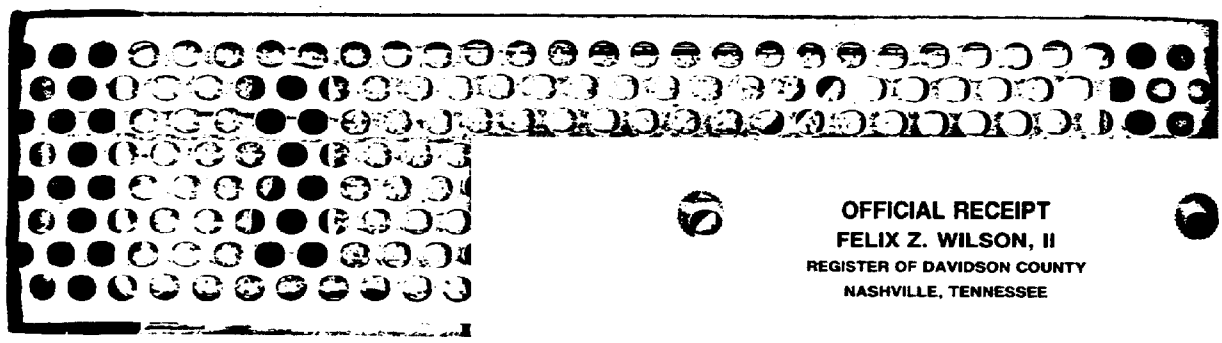
Subscribed and sworn to before me on this 7th day of July, 1998.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

0465334
IDENTIF. & REFERENCE

98 JUL 22 AM 11:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6629 07/22 0101 03CHECK 362.80



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

RECEIVED OF _____

FOR _____

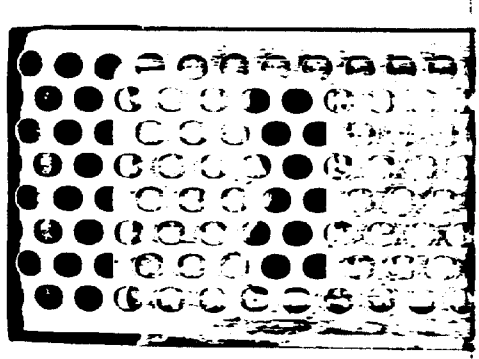
BOOK 11030 PAGE 280

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 94000.00	
			CON TX 347.80	
			PRFEE 1.00	
			WDEED 12.00	
			CFEE 2.00	
			TOTAL 362.80	
			CHECK 362.80	
		07/22/98	01 11:11 0001 6629	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0465334
IDENTIF. # REFERENCE

98 JUL 22 AM 11:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1322293