BOOK 11062 PAGE 782

STATE OF TENNESSEE

COUNTY OF DAVIDSON
The actual consideration or value, which is greater, for this transfer is $ 23,000.00

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 3/2

THIS INSTRUMENT PREPARED BY:
Angela C. Hobbs
9000 Southside Blvd.
Jacksonville, FL 32256

Address new owner as follows:
Map/Parcel Number: 81 16 606

Leland D. Watts
6744 Quiet Lane
Brentwood, TN 37027

Send tax bills to:

Leland Watts % 1st Nashville Realty
2814 Gallatin Rd
Nashville TN 37216

****

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **First Bank National Association, Trustee, by EquiCredit Corporation of America, as Attorney-in-Fact**, hereafter referred to as the **"GRANTOR"**, has bargained and sold, and by these presents does transfer and convey unto Leland D. Watts, a married person, hereafter referred to as the **"GRANTEES"**, his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

BEING LOT NO. 25 IN THE B.W. HALL'S PLAN OF LOTS, AS OF RECORD IN BOOK 17, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SAID LOT NO. 25 FRONTS 50 FEET ON THE EASTERLY SIDE OF 11TH AVENUE NORTH, FORMERLY CUMBERLAND STREET, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

Being the same property conveyed to First Bank National Association TR U/A dtd 12/1/96 (EQCC Home Equity Loan Trust 1996-4), by Substitute Trustee's Deed from Joe M. Kirsch, Substitute Trustee, of record in Book 10920, page 228, Register's Office Davidson County, TN.

THE STREET ADDRESS OF THE ABOVE-DESCRIBED PROPERTY IS 1014 N. 11TH AVENUE, NASHVILLE, TENNESSEE 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said Grantees, his heirs and assigns, forever.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

AND, the Grantor does covenant with the said Grantees, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered.

AND the Grantor does further covenant and bind itself, its assigns and representatives to warrant and forever defend the title to the land to the said Grantees, his heirs and assigns, against the lawful claims of all persons whomsoever.

EquiCredit Corporation of America, a Delaware Corporation, is executing this Deed of Conveyance by and through its duly authorized corporate officer by authority granted it pursuant to a certain Limited Power of Attorney executed by First Bank National Association, recorded in Davidson County, Tennessee, as Book # 1015, Page 524 Document # 8588 on Novemeber 25, 1997.

WITNESS my hand on this 4th day of August, 1998.

First Bank National Association,
By EquiCredit Corporation of America
Attorney-in-Fact

BY: _____
John C. Harris, Senior Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John C. Harris, 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 Senior Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office this 4th day of August, 1998.

Maureen F. Saunders
Notary Public
My Commission Expires: 6/13, 2002

Notary Public State of Florida
MAUREEN F. SAUNDERS
Commission # CC746538
Expires 6/13/2002

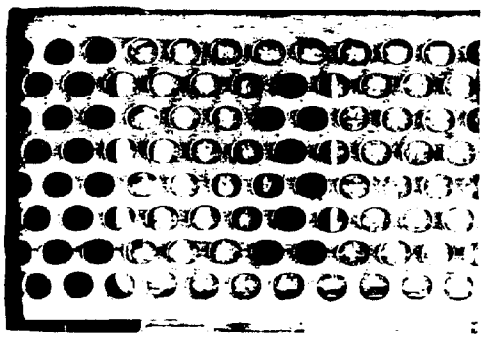
98 AUG 12 AM 10:37

047005

RECEIVED FOR REFERENCE

RECORDED

98 AUG 12 0101 03CHECK 96.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 11062 PAGE 784

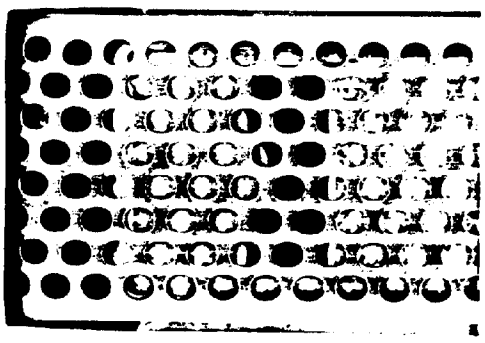
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 23000.00
CON TX 85.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 96.10
CHECK 96.10

08/12/98 01 10:37 0001 5936

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0474005
IDENTIFICATION REFERENCE

98 AUG 12 AM 10:37

No. 1331197