WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

BOOK 11084 PAGE 638

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
Wesley M. Watson (NAME)	EquiFirst Mortgage Corporation (NAME)	MAP 119-14
2906 Wingate Avenue (ADDRESS)	820 Forest Point Circle (ADDRESS)	PARCEL 166
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Charlotte, NC 28273 (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, Jerry Agee and Otto Werrbach, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wesley M. Watson, an unmarried 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. 25 on the Plan of Tuggle Heights Subdivision, as of record in Plan Book 1130, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jerry Agee and Otto Werrbach, III, by deed from Virgin McCool and wife, Erline McCool, of record in Gook 5147, page 871, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Mortgage Loan Inspection prepared by John Kohl & Company, P.C. dated 6/12/98 indicates neighbor's fence is over lot line.

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

Restrictive covenants contained in an instrument of record in Book 1555, page 624, and Book 1556, page 348, Register's Office for Davidson County, TN.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2906 Wingate Avenue, Nashville, TN 37211
(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 our hand s this 21st day of August 19 98

Jerry F. Agee by Roger Burke Conservator
Jerry Agee

Otto Werrbach, III

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Otto Werrbach, III

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 21st day of August 19 98.

Commission expires 12-23-2001

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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

2721 08/27 0101 03CHECK 240.40

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roger K. Burke, with whom I am personally acquainted, and who acknowledged that [s]he is the ~~attorney-in-fact~~* of Jerry F. Agee and is authorized by Jerry F. Agee to execute this instrument on behalf of Jerry F. Agee

Witness my hand, at Brentwood, Tennessee, this 21st day of August, 19 98.

* Court Appointed Conservator (Guardian)

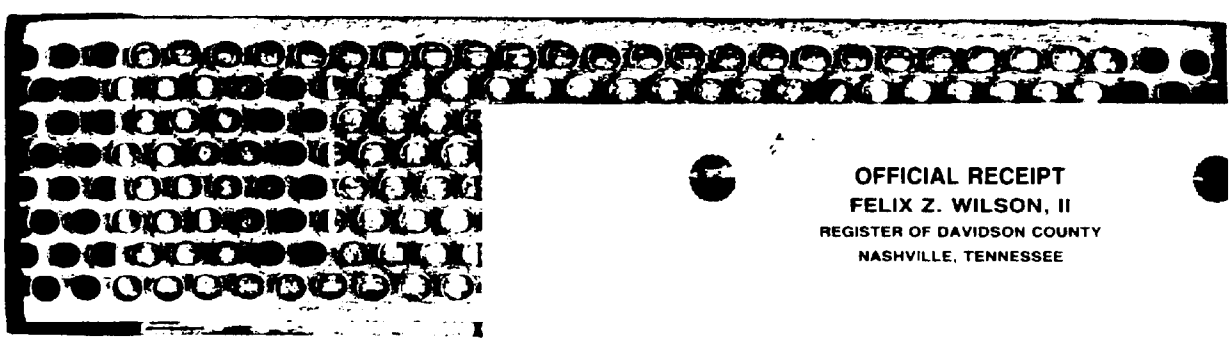
Notary Public

My Commission Expires: 12-23-2001

98 AUG 27 AM 11:49
0480315
IDENTIF. & REFERENCE
MAIL ENV.

LEGAL DESCRIPTION CONTINUATION

Plan of record in Book 1130, page 90, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.



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

RECEIVED OF _____

FOR _____

BOOK 11084 PAGE 640

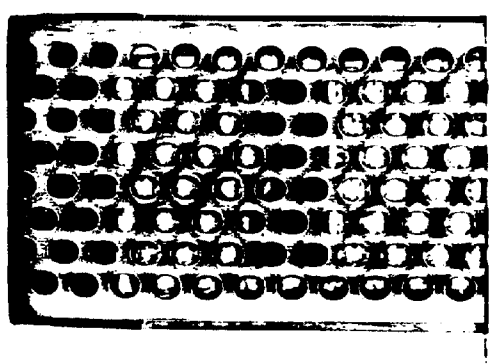
CO - CONVEYANCE
CC - CERTIFIED COPY
MISC - MISCELLANEOUS
MO - MORTGAGE
REL - RELEASE
CO TX - STATE TAX CONVEY
WD - WARRANTY DEED
UCC - UNIFORM COMMERCIAL CODE
MO TX - STATE TAX MORT
TD - TRUST DEED
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 240.40
CHECK 240.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/27/98 01 11:49 0001 2721



0480315
IDENTIF. # REFERENCE

98 AUG 27 AM 11:49

REGISTER
DAVIDSON COUNTY, TN.

No. 1338200