LOT 17

WARRANTY DEED

BOOK 11260 PAGE 797

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

Sela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES 11/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sela Pearson (NAME)	Mortgage Portfolio Services, (NAME)	MAP 149-2B
942 Strand Fleet Drive (ADDRESS)	4144 North Central Expressway (ADDRESS)	PARCEL 96
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (CITY) (STATE) (ZIP)	2DX7816

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, W. Crockett Watson, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sela Pearson and Yasarah Razor

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. 196-A on the Plan of Zone Lot Division of Lots 181 thru 186, 192 and 196 thru 202, Piccadilly Square, Phase II, of record in Book 6900, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to W. Crockett Watson, Jr. by deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association of record in Book 8454, page 121, Register's Office for Davidson County, TN.

Subject to instrument of record in Book 6236, page 683 thru 733; Amendment to Articles of Incorporation of Piccadilly Square Homeowners Association of record in Book 6295, page 548; Book 6295, page 556; Book 6295, page 564; Book 6300, page 423; Amendments to By-Laws of record in Book 6295, page 572; Book 6295, page 580; Book 6295, page 588; Book 6300, page 431; Amendments to Information Brochure of record in Book 6295, page 596; Book 6295, page 602; and Book 6300, page 439; Amendments to Declaration of Covenants and Restrictions of record in Book 6295, page 506; Book 6295, page 520; Book 6295, page 534; Book 6300, page 409 and re-recorded in Book 6306, page 823; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; Book 6518, page 184

CONTINUED

unimproved ( )
This is improved (X) property, known as 942 Strand Fleet Drive, Antioch, TN 37013
(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 15th day of December 19 98

W. Crockett Watson, Jr.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Crockett Watson, Jr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of December 19 98.

Commission expires 11/24/2001

Laura A. Beasley
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

LEGAL DESCRIPTION CONTINUATION

and Book 6518, page 190; Restrictive Covenants of record in Book 6300, page 14; Deed of Correction of Piccadilly Square Homeowners Association of record in Book 6295, page 503; Document of Clarification in Book 6830, page 739; and Conveyance of Common Area in Book 6496, page 99, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

0527507
IDENTIF. # REFERENCE

98 DEC 21 AM 11:00
REGISTER
DAVIDSON COUNTY, TN.

2938 12/21 0101 03CHECK 240.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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CHRT 82000.00
CON TX 229.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 240.40
CHECK 240.40

12/21/98 01 10:59 0001 2938

0527507
IDENTIF. # REFERENCE

98 DEC 21 AM 11:00

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402378