[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Shearon A. Watkins	Right Mortgage Co.	
640 Frankfort Drive	106B West Hills Dr	MAP: 75-8
Hermitage TN, 37076	Lebanon, Tennessee 37087	
		PARCEL: 126.00
		26B

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont] [Boulevard, Suite 115, Nashville, Tennessee 37205 99-03-9321]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Roberto Recio, III and wife, Kendra K. Recio (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Shearon A. Watkins, a single person (The "Grantee"), her heirs and assigns certain tract or parcel of land in Robertson **County**, State of Tennessee, being more particularly described as follows, to wit

Being Lot No. 482 on the Plan of Tulip Grove, Section VIII, of record in Plat Book 4660, page 56, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Roberto Recio, III, and wife, Kendra K. Recio from Linda L. Wagner, unmarried as of record in Book 10171, page 866, for said Register of Deeds Office for said County.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 1999 and subsequent years.
2. Plan of record in Book 4660, page 56, for said Register's Office for said County.
3. Restrictive covenants of record in Book 4750, page 485, for said Register's Office for said County.

This is improved property commonly known as 640 Frankfort Drive, Hermitage, Tennessee 37076.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this [transfer is $86,000.00.

Shearon A. Watkins
Affiant

[Subscribed and sworn to before me this [5th day of April, 1999.

Notary Public

[My Commission Expires: 9/23/2000

99 APR 7 AM 8:41
ILL REGISTER
DAVIDSON COUNTY, TN.

INDEXING & REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever. And Grantors do covenant with the said Grantee that the 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 above.

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 5th day of April, 1999.

Roberto Recio, III

Kendra K. Recio

STATE OF TEXAS}
COUNTY OF Dallas}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roberto Recio, III, and wife Kendra K. Recio**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Nashville, Tennessee~~ Dallas TX, this 2nd day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 9-2-01

M. ROSALIND DEATHERAGE
MY COMMISSION EXPIRES
Sept. 2, 2001

04/07 0101 03CHECK 329.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11420 PG. 245

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

05708815

IDENTIFICATION REFERENCE

99 APR -7 AM 8:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	86000.00
CON TX	318.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	329.20
CHECK	329.20

04/07/99 01 08:44 0001 8791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1447809