Record & Return to Box 35

WARRANTY DEED BOOK 11438 PG. 250

File No: 00291405

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred J. Lincoln	AmSouth Bank	Map 142-16-0-D
[NAME]	[NAME]	
2533 Devon Valley Drive	P.O. Box 25314	Parcel 15
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37221	Santa Ana, CA 92799-5314	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Brooksie Nell Watson and Jeffrey William Watson

have this day bargained and sold, and do hereby transfer and convey unto the said Fred J. Lincoln and wife Mary K. Lincoln

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value which ever is greater, for this transfer is $ 155,000.00

Subscribed and sworn to before me, this the 15TH day of APRIL, 19 99

My Commission Expires: [Affix Seal]

ERIC J. YORK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Fred J. Lincoln
Affiant

Eric J. York
Notary Public

My Commission Expires: 02

unimproved ( )
This is improved (X) property known as 2533 Devon Valley Drive, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 15TH day of APRIL, 19 99, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Brooksie Nell Watson
Brooksie Nell Watson

Jeffrey William Watson
Jeffrey William Watson

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Eric J. York, a Notary Public in and for said County and State Brooksie Nell Watson and Jeffrey William Watson

the within named bargainor(s), 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 Williamson COUNTY, Tennessee.
this 15TH day of APRIL, 19 99.

ERIC J. YORK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
Eric J. York

Commission expires _____

STATE OF
COUNTY OF

My Commission Expires MAR. 23, 2

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 44, on the Plan of Devon Valley, Phase 1, of record in Plat Book 7900, page 458, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brooksie Nell Watson and Jeffrey William Watson, both unmarried, as Joint Tenants with right of survivorship, by deed from Great Southern Homes of Tennessee, Inc., of record in Book 9200, page 280, Register's Office for Davidson County, Tennessee.

05-885 XEROX TOTO 02/20 1254

0576089

...REFERENCE

99 APR 20 AM 9:31

...REGISTER
...COUNTY, TN.

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

BOOK 11438 PG. 253

0576089

IDENTIFICATION REFERENCE

99 APR 20 AM 9:31

REGISTER
DAVIDSON COUNTY, TN.

CAMT	155000.00
CON TX	573.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	588.50
CHECK	588.50

04/20/99 01 09:34 0001 4521

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1453476