BOOK 11475 PG. 830

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 11/24/2001

NOTARY PUBLIC (AFFIX SEAL)

LAURI A. BEASLEY
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
AT LARGE

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
William J. Watson (NAME)	Tucker Federal Bank d/b/a Prime (NAME) Lending	MAP 136-7
3824 Priest Lake Drive (ADDRESS)	P.O. Box 211788 (ADDRESS)	PARCEL 142
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (CITY) (STATE) (ZIP)	2DX887

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, William Fenner, Jr. and wife, Lucille A. Fenner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Watson

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:

Being Lot No. 205 on the Plan of Priest Lake Park, Section 4, of record in Plat Book 4460, page 15, 16, and 17, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to William Fenner, Jr. and wife, Lucille A. Fenner by deed from Winston H. Griner of record in Book 9447, page 449, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4505, page 774, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4460, page 15-17, said Register's Office.

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

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

unimproved ( )
This is improved (X) property, known as 3824 Priest Lake Drive, Nashville, TN 37217
(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 10th day of May 19 99

William Fenner, Jr.

Lucille A. Fenner

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

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 William Fenner, Jr. and wife, Lucille A. Fenner

the 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 Nashville, Tennessee, this 10th day of May 19 99.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

05861153

IDENTIFICATION REFERENCE

99 MAY 12 PM 1:41

ELLA BROWN, REGISTER
DAVIDSON COUNTY, TN.

$10.00 CASH 0101 CHECK

$173.05/$0.00

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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0586153

IDENTIF. & REFERENCE

99 MAY 12 PM 1:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	135000.00
CON TX	499.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	510.50
CHECK	510.50

05/12/99 01 13:44 0001 5173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459818