Box 58-A

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P.O. Box 904
Goodlettsville, Tennessee 37070-0904

BOOK 11513 PG. 9

Special Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Thomas R. Watson, et ux 221 Donna Drive Madison, TN 37115	First American National Bank First American Ctr., NA4701 Nashville, TN 37237	Map 51-4 Parcel 5 Field Book 11D-12725

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, W.J. HAILEY, III, individually and as Executor of the Estate of Polly Sue Hailey, a/k/a Polly Sue Bracey Hailey, deceased, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto THOMAS R. WATSON and wife, RONNIE H. WATSON, hereinafter referred to as 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. 18 on the Map of Blair Heights, Section IV, as of record in Book 2331, page 60, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Donna Drive at the corner of Lots 18 and 19; thence with the margin of said drive, southerly 145.63 feet to a concrete monument at the beginning of a curve; thence around said curve in a southeasterly direction, 45.56 feet to a concrete monument in the northerly margin of Norman Drive; thence with the margin of said drive, easterly 145.32 feet to a concrete monument; thence along the rear of Lot 18, northerly 72.26 feet to a concrete monument; thence easterly 12.30 feet to a concrete monument and continuing northerly along the rear of the lot, 144.50 feet to a concrete monument in the south line of Lot 19; thence with the line between said lots, westerly 149.65 feet to the beginning.

BEING the same property conveyed to Wesley James Hailey, Jr. and wife, Polly Sue Hailey, by deed from E. Graves Pate, Sr. and wife, Frieda H. Pate, filed for record in Book 2548, Page 551, Register's Office for Davidson County, Tennessee. The said Wesley James Hailey, Jr. died on August 7, 1996, at which time ownership and title to the said property became vested in Polly Sue Hailey, as surviving tenant by the entirety. Polly Sue Hailey died testate on September 12, 1998. Her Last Will and Testament was filed for probate in the Probate Court for Davidson County, Tennessee, in the matter of: *The Estate of Polly Sue Bracey Hailey, Docket No. 98P-1472*; her Last Will and Testament was filed for record in Will Book 222, Page 834, in the Probate Clerk's Office for Davidson County, Tennessee; and, W. J. Hailey, III, was named Executor of the Estate of Polly Sue Bracey Hailey. W. J. Hailey, III, is the only heir-at-law of Polly Sue Bracey Hailey and a residuary beneficiary of the Estate of Polly Sue Bracey Hailey. The Estate of Polly Sue Bracey Hailey remains open; however, there are sufficient funds within the said estate for the payment of all costs of administration, all estate and inheritance taxes and all debts and obligations owing by Polly Sue Bracey Hailey, during her lifetime or by reason of her death.

The mailing address for said property is 221 Donna Drive, Madison, TN 37115.

The property description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

5594 06/04 0101 03CHECK 417.63

PLAN OF RECORD: This conveyance is subject to any and all matters shown on the Plan of record of Blair Heights Section IV, of record in Book 2331, page 60, Register's Office for Davidson County, Tennessee.

TAXES: State and County taxes for the taxable year 1999 are a lien, but not yet due and payable, have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

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 or assigns, forever.

And the GRANTOR, W. J. HAILEY, III, a/k/a WESLEY JAMES HAILEY, III, individually and as Executor of the Estate of Polly Sue Bracey Hailey, deceased, does covenant with the said GRANTEES that he is lawfully seized and possessed of the said land as Executor of the said Estate, has a good right to convey the same; and does further covenant and bind himself, his successors or assigns, that (1) the GRANTOR has done nothing to impair such title as the GRANTOR received, except as hereinabove set forth, and; (2) the GRANTOR will only warrant and defend the title against the lawful claims of all persons claiming by or through the GRANTOR, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this the 3rd day of June, 1999.

"GRANTOR"

W J Hailey III EXECUTOR & IND.

W. J. HAILEY, III, a/k/a WESLEY JAMES HAILEY,
Individually and as Executor of the Estate of
Polly Sue Bracey Hailey, deceased

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. J. HAILEY, III, a/k/a WESLEY JAMES HAILEY, III, 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, at office, this the 3rd day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 8/29/2001

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $109,900.00.

Affiant

Sworn to and subscribed before me, this the 3rd day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 8/29/2001

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

99 JUN-4 PM 3:22

05959811

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11513 PG. 11

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

99 JUN -4 PM 3:22

059598

CAMT
109900.00
CON TX 406.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 417.63
CHECK 417.63

06/04/99 01 15:25 0001 5594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470096