After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Stupka, Inc.** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **Harry C. Watson and wife, Kathy J. Watson,** (hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of November, 1999.

Stupka, Inc.

By: Dan Stupka Pres.
Dan Stupka, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Dan Stupka, the President of Stupka, Inc.,** the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 27 day of November, 1999.

Grant B Stockton
Notary Public

My Commission Expires: 5-28-2000

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

99 DEC -2 AM 10:00
[illegible] REGISTER
DAVIDSON COUNTY, TN.

00030120
[illegible] REFERENCE

187.05 1202 01 DEC 1999 CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $46,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22 day of December, 1999.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 52 Group 05 Parcel 2.00

ADDRESS NEW OWNER:
Harry and Kathy Watson
105 Cross Point
Hendersonville, TN
37075

SEND TAX BILLS TO:
Same

BOOK 11765 PAGE 376

K 11765 FILED

EXHIBIT A

A certain tract of land in Davidson County, Tennessee, being Lot No. 22, Block "D" on the revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the westerly side of Gallavista Avenue and runs back between parallel lines 220 feet to a dead line.

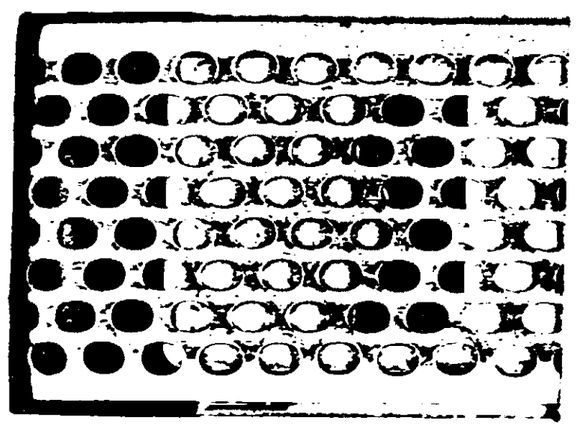
Being the same property conveyed to Harry C. Watson and wife, Kathy J. Watson by deed from Stupka Inc. dated November 22, 1999 and recorded _____ in Book 11765, Page 371, Register's Office for Davidson County, Tennessee.

(PH-119900336GS/5)

G 377

K 11765

OFF REC



OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11765 PAGE 378

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

0663020

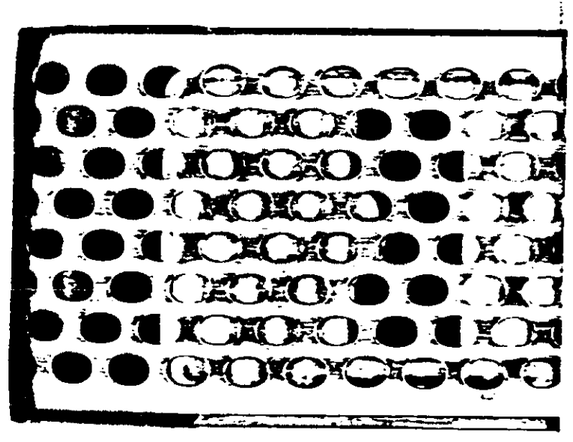
REFERENCE

99 DEC -2 AM 10:00

REGISTER
DAVIDSON COUNTY, TN.

CAMT	46500.00
CON TX	172.05
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	187.05
CHECK	187.05

12/02/99 01 10:01 0001 7348



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544947

G 378