BOOK 5535 PAGE 281 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,913.98

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 19 79

Notary Public

MY COMMISSION EXPIRES: 10/7/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARL E. MATTHEWS, et ux (NAME)	CHURCHILL MORTGAGE CORPORATION (NAME)	12D - 39730
1228 Rugby Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. Suite 300 (STREET ADDRESS)	MAP 41-11
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	PARCEL 96

FOR AND IN 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, PHILIP E. TRAU and wife, MARTHA M. TRAU

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARL E. MATTHEWS and wife, SHEILA E. MATTHEWS

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:

LAND in Davidson County, Tennessee, being Lot No. 362, on the Plan of Bellshire Estates, Section "A", of record in Book 2331, pages 115 and 116, Register's Office for said County.

SAID Lot No. 362 fronts 110.1 feet on the easterly side of Rugby Drive and runs back between lines, 307.6 feet on the southerly side and 333.7 feet on the northerly side, to a broken line at the rear on which it measures 189 feet thereon.

BEING the same property conveyed to Philip E. Trau by deed from David C. K. Lin and wife, Amy Huang Lin of record in Book 5228, page 476, Register's Office for Davidson County, Tennessee. The said Martha M. Trau, wife of Philip E. Trau, joins in this conveyance.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Churchill Mortgage Co.of record in Book 5228, page 478, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 1228 Rugby Drive, Nashville, Tennessee 37207
(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 hands this 2nd day of November, 19 79

PHILIP E. TRAU

MARTHA M. TRAU

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named PHILIP E. TRAU and wife, MARTHA M. TRAU

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of November 19 79

Commission expires 10/17/82

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
PHILIP E. TRAU, et ux

TO
CARL E. MATTHEWS, et ux

PLEASE FILE BOX "7"

F 6 4 9 4 4

IDENTIF. REFERENCE

Nov 26 2 23 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			57913.50- MO	
	VD		57913.98 MO	
			57913.98- CO	
			150.54 CO TX	
			.57 PRFEE	
			6.00 MDEED	
			CHECK 137.04-	

7767A11/26/79 BBL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F64944

IDENTIF. REFERENCE

Nov 26 2 23 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 727590