FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,500.00

James A. DeMatteo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 19 83

Betty B. Chilcutt
Notary Public

MY COMMISSION EXPIRES: 7/28/87

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, ATTORNEYS 20th Floor, 1st American Center, Nashville, Tn. 37221
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JAMES A. DeMATTEO (NAME)	Engel Mortgage Company, Inc. (NAME)	Map 108-16
3270 Priest Woods Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box C-330 (STREET ADDRESS)	Par 13
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35283-0330 (CITY) (STATE) (ZIP)	3D-77712 P/O

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, JER BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. DeMATTEO

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 inDavidson County, Tennessee, being the northerly half of Lot No. 13, also known as Lot 13A Percy Priest Woods, as of record in Book 5200, page 607, Register's Office for Davidson County, Tennessee, described in a survey of Stanford and Associates, dated August 24, 1983, as follows:

BEGINNING at a point in the southerly boundary of Pleasant View Drive, at the common boundary of Lots 12 and 13, Percy Priest Woods; thence, following said boundary of said road in a westerly direction 80 feet to a point; thence, around a curve in a southwesterly direction 25 feet to a point; thence along the easterly boundary of Priest Woods Drive in a southerly direction 30.2 feet to a point; thence, in an easterly direction 105 feet to a point in the westerly boundary of Lot 12; thence, in a northerly direction 55.2 feet to the point of beginning.

BEING part of the same property conveyed to JER Builders, Inc., by deed from Percy Priest Woods,, of record in Book 6023, page 913, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3270 Priest Woods Drive, Nashville, Tn. 37214
(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 his hand this 19th day of September, 19 83

JER BUILDERS, INC.

BY: James K. Roussel, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James K. Roussel and _____ with whom I am personally acquainted and who upon (his oath) (~~their several oaths~~) acknowledged (himself) (~~themselves~~) to be the President and _____ respectively of the JER Builders, Inc. the within named bargainor, a corporation, and that (he) as such President and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James K. Roussel as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 19th day of September 19 83

My commission expires 7/18/87

Betty G Ellerson
Notary Public

9800 09/23 145.60- CHECK

WARRANTY DEED

FROM

JER BUILDERS, INC.

TO

JAMES A. DeMATTEO, Unmarried

H 7.5 5 8 0

IDENTIF. REFERENCE

SEP 23 2 52 PM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			53500.00- CO	
			139.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 145.60-	
9800A09/23/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.5 5 8 0

IDENTIF. REFERENCE

SEP 23 2 52 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 981030