Box 10

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,500.00

Blanda Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April A.D. 19 85

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Oct. 24, 1988

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY

236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jerry M. Matthews et ux (NAME)	City Federal Savings & Loan Assn. (NAME)	076-01
P. O. Box 17231 (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	0 111.00
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Somerset, NJ 08873 (CITY) (STATE) (ZIP)	

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, Knight Construction Company, a Tennessee General Partnership composed of Stephen R. Josleyn and Gary Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry M. Matthews and wife, Cheryl Erlene 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. 106 A on the plan of Zone Lot Division Tulip Grove Woods Phase I, of record in Book 6200, page 69, as amended in Book 6250, page 324, Register's Office for said County.

Said Lot No. 106 A fronts 76.62 feet on the southerly margin of Debbie Drive and extends back 97.56 feet on the southeasterly line and 98.34 feet on the northwesterly line to a dead line in the rear, measuring 77.14 feet thereon.

Being the same property conveyed to Knight Construction Company, a Tennessee General Partnership composed of Stephen R. Josleyn and Gary Nelson by deed from Maurice W. Pinson, Trustee of record in Book 6185, page 561, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6369, page 879, said Register's Office, and to the matters set forth in the above referenced plan of record.

CHECK

This is unimproved ( ) improved (X) property, known as 507 (House Number) Debbie Drive (Street) Hermitage (P. O. Address) Tennessee (City or Town) (Postal Zip)

04/11 150.80

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 my hand this 5th day of April, 19 85

Knight Construction Company

BY: Gary Nelson
Gary Nelson, a General Partner

7330

GB
JP

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of _____

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Personally appeared before me, _____, a Notary Public of said county, _____

_____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19_____.

_____

NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19_____.

_____

NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Knight Construction Company, a Tennessee General Partnership

TO

Jerry N. Matthews and wife, Cheryl Erlene Matthews

I 9 6 0 2 4

IDENTIF. REFERENCE

APR 11 3 33 PM '85

DAVIDSON COUNTY, TN

Box 60

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Gary Nelson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a General Partner of Knight Construction Company, a Tennessee General Partnership, the within named bargainor, a partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal, this 5th day of April, 1985 at Nashville, Tennessee.

Notary Public

My commission expires:

7-18-87

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	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

55600.00- CAMT.
144.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 150.80-
7330A 04/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 0 2 4

IDENTIF. REFERENCE

APR 11 3 33 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 124286