FILE BOX 38 FILE #8168

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7688 PAGE 691

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBBIE L. MATTHEWS (NAME)	ATLANTIC COAST MORTGAGE COMPANY (NAME)	MAP 149-5
4876 Barclay Square Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive Suite 100 (STREET ADDRESS)	PARCEL 30
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (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, RAYMOND T. BOWSER and HAL W. SMITH and MICHAEL T. DONOVAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBBIE L. MATTHEWS and wife, VALERIE F. MATTHEWS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 146 on the Plan of Section 3 Barclay Square, as of record in Plat Book 4675, page 154 amended in Book 4995, page 682, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Raymond T. Bowser, Hal W. Smith and Michael T. Donovan by deed from Terry W Teasley and Sara J. Binkley of record in Book 5612, page 580, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and paid by the Grantors herein; (2) Restrictions of record in Book 4872, page 490; and (3) All matters appearing on the Plan of record in Plat Book 4675, page 154 amended in Book 4995, page 682, said Register's Office.

This is not, nor has it ever been, the principal residence of the Grantors herein.

8 0330

IDENTIFICATION REFERENCE

OCT 28 8 32 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

1678 10/28 0101 03CHECK 204.50

This is improved (XX) unimproved ( ) property, known as 4876 Barclay Square Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of October, 1988

RAYMOND T. BOWSER

HAL W. SMITH
By: RAYMOND T. BOWSER, Attorney-In-Fact, for the said HAL W. SMITH, by Power of Attorney recorded simultaneously herewith.

MICHAEL T. DONOVAN
By: RAYMOND T. BOWSER, Attorney-In-Fact, for the said MICHAEL T. DONOVAN, by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYMOND T. BOWSER with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of October, 1988.

My commission expires 1/10/89 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYMOND T. BOWSER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of HAL W. SMITH and MICHAEL T. DONOVAN, the makers, and is authorized by the makers to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 26th day of October, 1988.

My Commission Expires: 1/10/89

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Robbie L. Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 1988.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

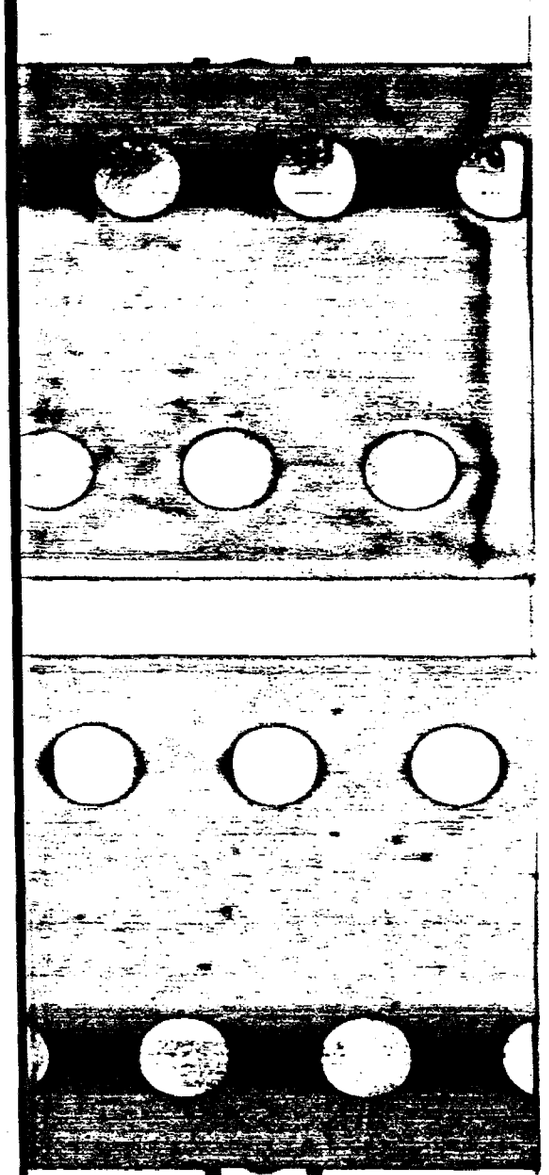
Notary Public

WARRANTY DEED

FROM RAYMOND T. BOWSER, HAL W. SMITH and MICHAEL T. DONOVAN

TO ROBBIE L. MATTHEWS and wife, VALERIE F. MATTHEWS

PLEASE RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7688 PAGE 693

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

MAMT 60000.00
ERR CO
MAMT 60000.00-
CAMT 60000.00
CON TX 198.00
PRFEE 0.50
WDEED 6.00
TOTAL 204.50
CHECK 204.50

10/28/98 01 08:23 0001 1678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80330

IDENTIFICATION REFERENCE

Oct 28 8 22 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148413