BOOK 7746 PAGE 74

WARRANTY DEED

FROM: CLARENCE N. MATTHEWS and wife, MARGIE MATTHEWS

TO: TWO MILE DEVELOPMENT CORPORATION

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel
TWO MILE DEVELOPMENT CORPORATION P.O. Box 524 GOODLETTSVILLE, TN 37072	Metropolitan Federal Savings & Loan Association P. O. Box 110250 Nashville, TN 37211	Map 103-6-A Parcel 8 CO

This instrument prepared by: MIMI S. HURD, P. O. Box 524, Goodlettsville, TN 37072 Mail

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 41,921.55

AFFIANT

Subscribed and sworn to before me, this the 29th day of December, 1988.

NOTARY PUBLIC

My Commission Expires: May 20, 1992

FOR AND IN CONSIDERATION of the sum of ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Clarence N. Matthews and wife, Margie Matthews, hereinafter called "Grantors," have this day bargained and sold, and do hereby transfer and convey unto TWO MILE DEVELOPMENT CORPORATION hereinafter called "Grantee", (whether one or more persons or entities) Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. A-4, of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6697, page 901, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being part of the same property conveyed to Clarence N. Matthews, by deed of record in Book 7571, page 283, Register's Office for Davidson County, Tennessee, and by correction deed of record in Book 7677, page 381, said Register's Office.

This is improved property known as Unit A-4, Dunham's Station Condominium, 246 White Bridge Road, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those exceptions listed in the schedule of exceptions to coverage in the title policy furnished Grantee by Grantors insuring

Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, Grantee's heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Dunham's Station Condominium and Dunham's Station Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general, which are levied by Dunham's Station Condominium Association, Inc. in connection with Dunham's Station Condominium. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure payment of all assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28 day of December, 1988, at Memphis, TN.

99538

JAN 6 10 38 AM '89

Clarence N. Matthews
CLARENCE N. MATTHEWS

Margie Matthews
MARGIE MATTHEWS

STATE OF: Tennessee
COUNTY OF: Shelby

Personally appeared before me, Margie Matthews, Notary Public of said State and County, Tenn./Shelby, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of December, 1988.

MY COMMISSION EXPIRES:

4-2-90

Notary Public
NOTARY PUBLIC

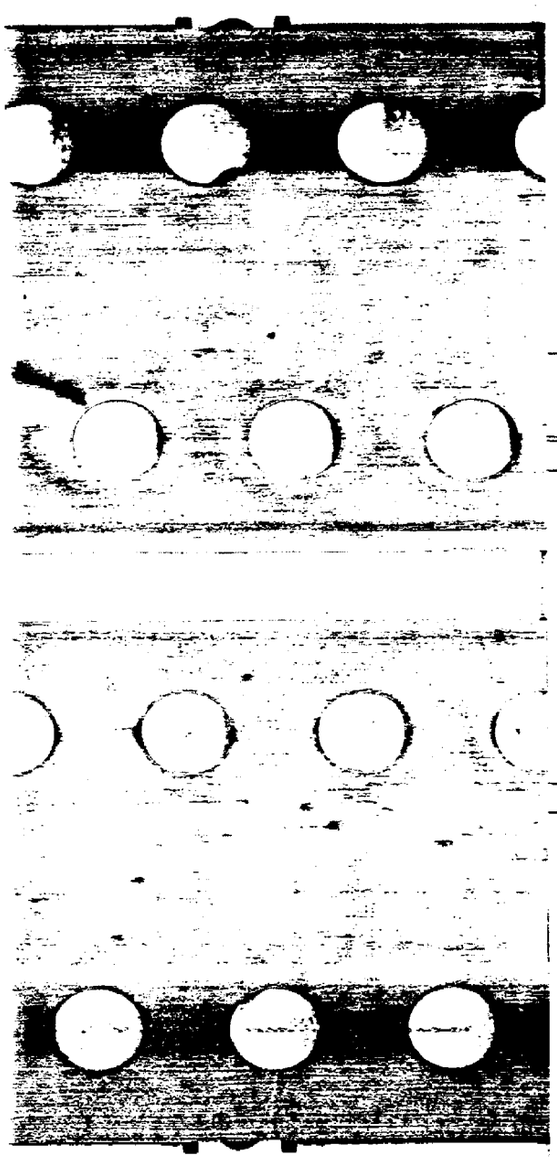
STATE OF:
COUNTY OF:

Personally appeared before me, undersigned, Notary Public of said State and County, Clarence N. Matthews, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of Dec, 1988

MY COMMISSION EXPIRES:

Joan Ann Howell
NOTARY PUBLIC



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

CAMT 41921.55
CON TX 138.27
PRFEE 0.50
WDEED 6.00
TOTAL 144.77
CHECK 144.77

01/06/89 01 10:39 0001 3962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99536

IDENTIFICATION REFERENCE

JAN 6 10 38 AM '89

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TENNESSEE

No. 170645