BOOK D PAGE 697

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,577.77

X Harry J. Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 19 89

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Harry J. Matthews (NAME)	Troy & Nichols, Inc. (NAME)	150-10-0
3262 LuAnn Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4025 (STREET ADDRESS)	119.0
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Monroe, LA 71211 (CITY) (STATE) (ZIP)	02D 75262

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, Thomas M. Rawls

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry J. Matthews and wife, Stella V. Matthews and Linda L. 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. 28-B Zone Lot Division, of Lots 21-30 (Inclusive) on the plan of Cherry Hills, Section 12 of record in Plat Book 6250, Page 466 amending Plat Book 6250 pages 174 and 175, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Thomas M. Rawls, single by deed from Ricky G. Lain, single, of record in Book 7539, Page 559, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Troy & Nichols, Inc. of record in Book 7539, Page 562, said Register's Office with a present unpaid balance of approximately $62,577.77, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

See Exhibit "A" attached hereto.

This is { unimproved (X) / improved (X) } property, known as 3262 LuAnn Drive, Antioch, TN 37013
(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 my hand this 16th day of January, 19 89

Thomas M. Rawls

Thomas M. Rawls

STATE OF TENNESSEE
Davidson County

BOOK 7755 PAGE 698

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas M. Rawls

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

Witness my hand and official seal at Antioch, Tennessee, this 16th day of January, 19 89.

Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Thomas M. Rawls

TO
Harry J. Matthews and wife, Stella V. Matthews and Linda L. Matt[illegible]

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone [illegible] 367-0697

7956 01/20 0101 CHECK 225-98

THIS RIDER MUST BE RECORDED WITH THE ASSUMPTION DEED!

File 1

EXHIBIT "A"

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FHA ASSUMPTION RIDER TO THE ASSUMPTION DEED

OWNER OCCUPIED PROPERTY

THIS RIDER TO the Assumption Deed is made this 16th day of January, 1989, and is incorporated into and shall be deemed to amend and supplement the Assumption Deed of even date herewith, to Troy & Nichols Inc. ("Mortgagee"), covering the premises described in the assumption deed and located at 3262 LuAnn Drive, Antioch TN 37013.

Notwithstanding anything to the contary set forth in the Assumption Deed, Mortgagor and Mortgagee hereby agree to the following:

"The mortgagee shall, with the prior approval of the Federal Housing Commissioner, or his designee, declare all sums secured by this assumption deed to be immediately due and payable if all or a part of the property is sold or otherwise transferred (other than by devise, descent or operation of law) by the mortgagor, pursuant to a contract of sale executed not later than 12 months after the date on which the mortgage is endorsed for insurance, to a purchaser whose credit has not been approved in accordance with the requirements of the Commissioner."

IN WITNESS WHEREOF, Mortgagor has executed this Rider in the presence of the undersigned Nortary Public and the Attesting witnesses this 16th day of January, 19 89.

WITNESSES:

02910

IDENTIFICATION REFERENCE

JAN 20 2 11 PM '89

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

Mary J. Matthews
Mortgagor

Stella V. Matthews
Co-Mortgagor

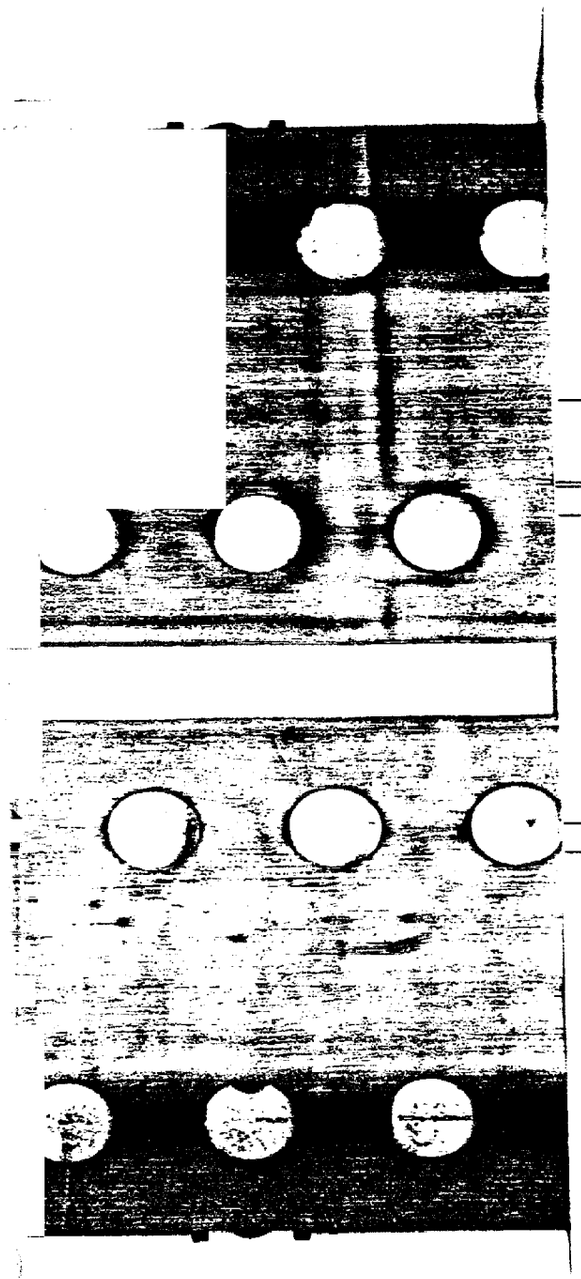
Linda L. Matthews
Co-Mortgagor

My Commission Expires:

10-9-91

Joni Stephens
NOTARY PUBLIC

STEPHENS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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 65577.77
CON TX 316.48
ERR CO
CON TX 316.48-
CON TX 216.48
PRFEE 0.50
WDEED 9.00
TOTAL 225.98
CHECK 225.98

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02910.

IDENTIFICATION REFERENCE

Jan 20 2 11 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

01/20/89 01 14:12 0001 7956

No. 174589