ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Jerry Matheny 408 43rd Ave., North Nashville, TN 37209	Charles Leroy Weaver Rt. 10, Box 134 Lebanon, TN 37087	MAP 091-12-0 PARCEL 178.00 12W-06968

WARRANTY DEED

BOOK 7866 PAGE 411

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gary M. Fralick and wife, Janice C. Fralick

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jerry Matheny and wife, Rebecca Matheny

hereinafter called the Grantee, Grantee's 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 more particularly described as follows:

BEING the westerly 18 feet of the southerly 50 feet of Lot No. 118 and the southerly 50 feet of Lots Nos. 120, 122, and 124, of Block No. 21, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

SAID part of Lots Nos. 118, 120, 122, and 124 fronts 50 feet on the easterly side of 43rd Avenue, North, formerly Second Street, and runs back between parallel lines, with the northerly margin of an alley, 98 ½ feet to a dead line.

BEING the same property conveyed to Gary M. Fralick and wife, Janice C. Fralick by deed from Charles Leroy Weaver and wife, Rachel K. Weaver of record in Book 7688, page 95, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Charles Leroy Weaver and wife, Rachel K. Weaver of record in Book 7688, page 98, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (an) improved property, known as 408 43rd Avenue, North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 13th day of June, 19 89.

Gary M. Fralick

Janice C. Fralick

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of June, 19 89, before me personally appeared Gary M. Fralick and Janice C. Fralick, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as their free act and deed.

My Commiss[illegible]

Notary Public

Before me, the undersigned, 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19__.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 23,780.96.

Jerry D. Matheny Jr.
Affiant

Subscribed and sworn to before me, this the 13th day of June, 19 89.

My Commission Expires: Oct 9, 1991

Notary Public

NOTARY PUBLIC

41689

RECEIVED FOR REFERENCE

Jun 16 10 13 AM '89

FILED & WITNESSED BY DAVIDSON COUNTY REGISTER

5678 06/16 0101 03CHECK 85.04

WARRANTY DEED

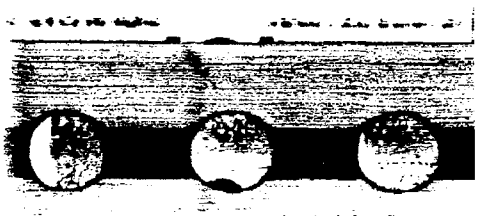
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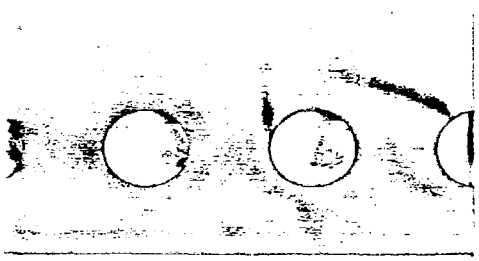
GARY M. FRALICK AND WIFE,
JANICE C. FRALICK

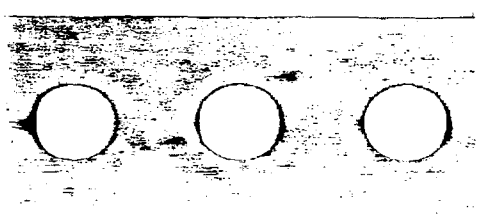
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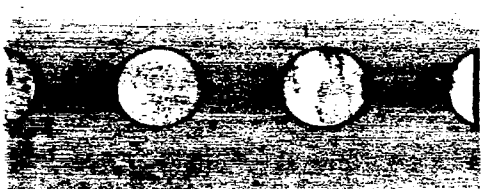
JERRY MATHENY AND WIFE,
REBECCA MATHENY

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7866 PAGE 413

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

CAMT	23708.96
CON TX	78.54
PRFEE	0.50
WDEED	6.00
TOTAL	85.04
CHECK	85.04

06/16/89 01 10:16 0001 5678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41689

IDENTIFICATION

JUN 16 10 13 AM '89

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

No. 219996