PREPARED BY (AND RETURN TO):
WILKINS & [illegible]VEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30250)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 96,000.00

Susan S. Matthews
Affiant

Sworn and subscribed before me this 2nd day of July, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
JosephA. Matthews
3805 Princeton Avenue
Nashville, TN 37205

MORTGAGEE:
NONE

MAP-PARCEL NUMBERS
26W-00665
104-09-001

WARRANTY DEED

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, the undersigned **Kay Stevens Nunnally, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Joseph **A. Matthews and spouse, Susan S. Matthews,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 394 on the plan of Richland Realty Company's Subdivision "C", of record in Book 421, page 31, Register's Office for said County.

SAID Lot No. 394 fronts 60 feet on the southerly margin of Princeton Avenue and extends back 200 feet between parallel lines to an alley.

BEING the same property conveyed to Kay Stevens Nunnally by deed from Jerry R. Humphreys, Trustee, of record in Book 5658, page 844, Register's Office for Davidson County, Tennessee.

39520

IDENTIFICATION REFERENCE

JUL 6 10 09 AM '90

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

7754 07/06 0101 03CHECK 323.80

This is improved property, known as: 3805 Princeton Avenue, Nashville, TN 37205

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 2nd day of July, 1990.

Kay Stevens Nunnally
Kay Stevens Nunnally

State of Tennessee
County of Davidson

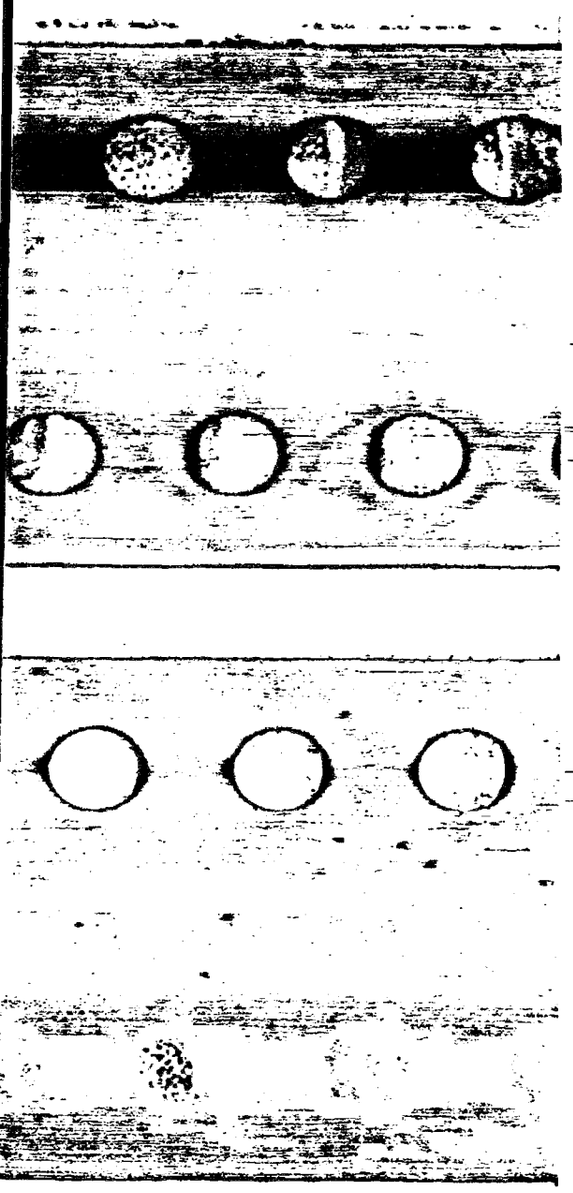
On this 2nd day of July, 1990, before me the undersigned authority, personally appeared Kay Stevens Nunnally, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

W & I: 12/89



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

RECEIVED OF _____

FOR _____

BOOK 8147 PAGE 160

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 96000.00
CON TX 316.80
PRFEE 1.00
WDEED 6.00
TOTAL 323.80
CHECK 323.80

07/06/90 01 10:12 0001 7754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39520

IDENTIFI REFERENCE

JUL 6 10 20 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 334634