BOOK 8294 PAGE 513

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref. (jcb) (Title No: 30648)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 133,000.00

Michael W. Sheridan
Affiant

Sworn and subscribed before me this 15th day of February, 1991.

Christy Williams
Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Michael W. Sheridan 3805 Princeton Avenue Nashville, TN 37205	First Tennessee Bank National Association P. O. Box 1000, Dept. 47 Memphis, TN 38148	26W-00665, 109-9-1

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 **Joseph A. Matthews and spouse, Susan S. Matthews,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael W. Sheridan and spouse, Pamela J. Sheridan,** 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 Joseph A. Matthews and spouse, Susan S. Matthews by deed from Kay Stevens Nunnally, a single person, of record in Book 8147, page 159, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

93552

IDENTIF. TREFERENCE

FEB 19 11 17 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

7685 02/19 0101 03CHECK 445.90

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 15th day of February, 1991.

Joseph A. Matthews

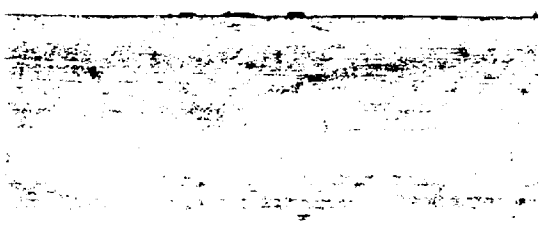
Susan S. Matthews

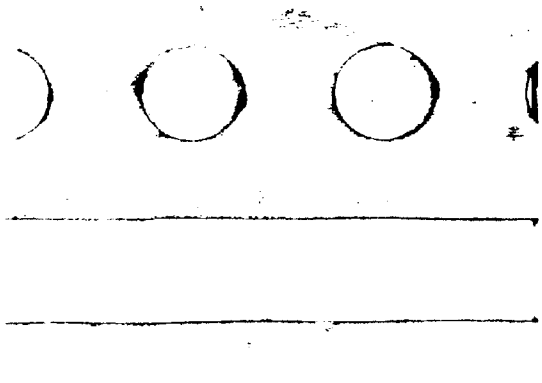
State of Tennessee
County of Davidson

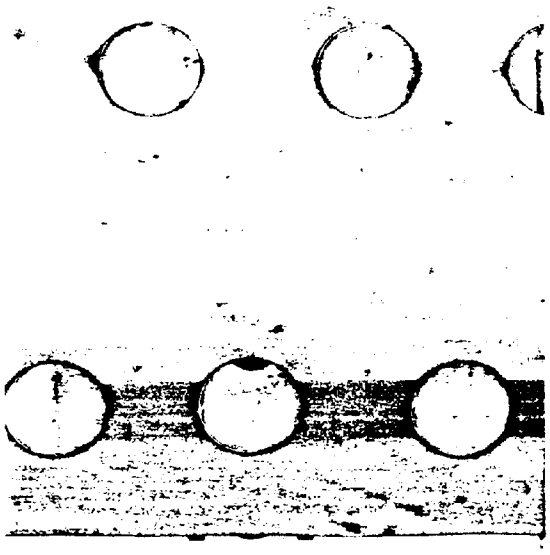
On this 15th day of February, 1991, before me the undersigned authority, personally appeared Joseph A. Matthews and Susan S. Matthews, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public







OFFICIAL RECEIPT

FELIX Z WILSON II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8294 PAGE 514

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 133000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK CONTX 438.90

PRFEE 1.00

WDEED 6.00

TOTAL 445.90

CHECK 445.90

02/19/91 01 11:13 0001 7685

93552

IDENTIF. TREFERENCE

FEB 19 11 17 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 397962