BOOK 8301 PAGE 854

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,400.00

Laura K. Holland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 19 91

Notary Public

MY COMMISSION EXPIRES: November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael A. Matlock (NAME)	First Tennessee Bank National (NAME)	105-5-78
1423 15th Avenue South (ADDRESS)	P.O. Box 1000, Dept. 47 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Memphis, TN 38148 (CITY) (STATE) (ZIP)	

FOR AND 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, Laura Knight Holland and Shawn Knight Holland, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Matlock and wife, Valeria A. Matlock

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. 13 and 14 on the Map of the Subdivision of Lots Nos. 27 and 49 of the O. B. Hayes Rokeby Plan of record in Book 421, page 22, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 13 and 14 adjoin and front together 55 feet on the westerly side of 15th Avenue South, formerly Washington Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Laura Knight Holland, unmarried, and Shawn Knight, unmarried by Karen Jenkins a/k/a Karen Jenkins Iwuoha, unmarried, of record in Book 7869, page 937, said Register's Office.

95 2 3 0

unimproved ( )
This is improved (X) property, known as 1423 15th Avenue South, Nashville, TN 37212
(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 our hands this 27th day of February, 19 91

Laura Knight Holland

Shawn Knight Holland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura Knight Holland and Shawn Knight, both unmarried *Holland

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 19 91

Commission expires November 10, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, Richard Manson, a Notary Public, Shawn Knight Holland, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therin contained, and who futher acknowledged that he is th "attorney-in-fact for Laura Knight Holland and is authorized by to excute this instrument on behalf of her.

Witness my hand, at Nashville, Tennessee, the 27th day of February 1991

Notary Public

My Commission Expires: 11/10/91

WARRANTY DEED

FROM

Laura Knight Holland and Shawn Knight

TO

Michael A. Matlock and wife, Valeria A. Matlock

RETURN TO:

LAW OFFICE OF RICHARD MANSON
1314 Fifth Ave. North, Suite 300
Nashville, Tennessee 37208-2726

MAIL TO 03/01 0010 03/02/91 3:24PM

189.82

OFFICIAL RECEIPT

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DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	55400.00
			CON TX	182.82
			PRFEE	1.00
			WDEED	6.00
			TOTAL	189.82
			CHECK	189.82

03/01/91 01 12:29 0001 0241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9625U

No. 101681