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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,900.00

Garland T Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 91

Notary Public

MY COMMISSION EXPIRES: 2/13/94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO /and Mortgagee is: | MAP-PARCEL NUMBERS |
|---|---|---|
| Garland T. Matthews (NAME) | Countrywide Funding Corporation (NAME) | 10W03683 |
| 1018 13th Ave. South (STREET ADDRESS OR ROUTE NUMBER) | 155 North Lake Avenue (STREET ADDRESS) | 105-01-0-556.00 |
| Nashville, TN (CITY) (STATE) (P. O. ZIP) | Pasadena, CA 91109 (CITY) (STATE) (ZIP) | |

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, Lester C. McClain and Smithy H. McClain, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Garland T. Matthews and wife, Gwendolyn B. 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. 53 on the plan of Southside Park Section 1, of record in Book 4460, page 61, Register's Office for said County.

Said Lot No. 53 fronts 62.00 feet on the easterly margin of 13th Avenue South and extends back 134.1 feet on the southerly line and 135.1 feet on the northerly line to a dead line in the rear, measuring 62.00 feet thereon.

Being the same property conveyed to Lester C. McClain and Smithy H. McClain, Sr. as tentants in common by deed from D.W. McMackin, Substitute Trustee of record in Book 8264, page 392, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenant contained in instrument of record in Book 4220, page 723; Book 4573, page 595, 601, 607; Book 4575, page 964, said Register's Office.

03963

IDENTIF. TREFERENCE

APR 3 1 48 PM '91

FELIX Z. MILLER REGISTER
DAVIDSON COUNTY TN.

This is improved ( ) unimproved ( ) property, known as 1018 (House Number) 13th Avenue South (Street) Nashville, TN (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 29th day of March, 19 91

Lester C. McClain
Lester McClain

Smithy H. McClain, Sr.
Smithy H. McClain, Sr.

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Williamson

Personally appeared before me, Patricia Spicer Carden, a Notary Public of said county, Lester C. McClain and Smithy H. McClain, Sr.

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 29th day of March, 1991

NOTARY PUBLIC

My commission expires:

2-23-91

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____,

this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

# WARRANTY DEED

**FROM**

Lester C. McClain and Smithy H. McClain

**TO**

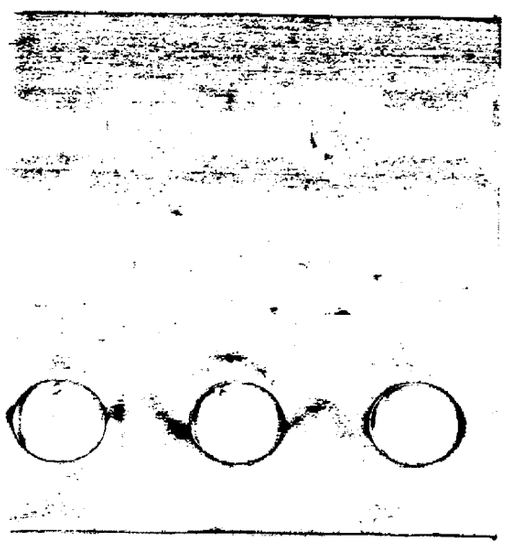
Garland T. Matthews and wife, Gwendolyn B. Matthews

1720 04/03 0101 03CHECK 184.87

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

**OFFICIAL RECEIPT**

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



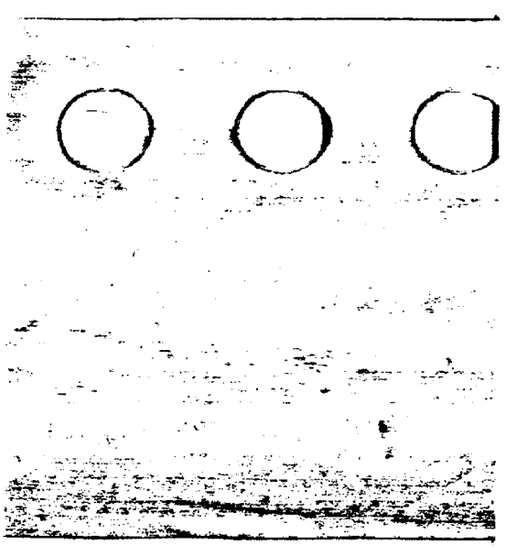
RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO 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 53900.00 |
| | | | | CON TX 177.87 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 184.87 |
| | | | | CHECK 184.87 |
| 04/03/91 | 01 | | | 13:48 0001 1720 |



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03963

IDENTIF. TREFERENCE

APR 3 1 48 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

**No.** 409821