FILE NO. 28846 FILE BOX "7"

FORM NO. WD-1

BOOK 8345 PAGE 132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 80,117.89

X Andrew Matthews
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-22-1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ANDREW MATTHEWS et ux | BancBoston Mortgage Corporation | MAP 42-7-A |
| (NAME) | (NAME) | |
| 1009 Pewter Court | Post Office Box 44090 | PARCEL 82 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, TN. 37115 | Jacksonville, Florida 32231 | |
| (CITY) (STATE) (P.O. ZIP) | (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, TERRY L. CAVENDER and wife, GAIL PHILLIPS CAVENDER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW MATTHEWS and wife, ANGELIA M. 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:

BEING Lot No. 328 on the Plan of Heritage Square, Phase III as of record in Plat Book 5200, Page 539, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Terry L. Cavender and wife, Gail Phillips Cavender by deed from Fox Ridge Company, a Limited Partnership, of record in Book 6996, Page 765, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to easements, minimum building setback lines and conditions set forth on the Plan of Record in Book 5200, Page 539, said Register's Office, and Restrictive Covenants of record in Book 6071, Page 766 through 779, and the Amendment to the Declaration of Restrictive Covenants of record in Book 6122, Page 483 through 485.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions, and setback lines, if any, easements and rights of way for public utilities.

As part of the purchase price of the above described premises, the grantee hereby expressly assumes and agrees to pay an existing mortgage evidenced by one certain trust deed dated September 12, 1986, and filed for record October 1, 1986, at 3:32 P.M., in the office of the recorder of deeds of Davidson County, Tennessee, in Book 6996, Page 768, and note of even date thereby secured, in the original principal amount of $74,248.15 payable to COMMERCE UNION BANK. SAID LOAN IS NOW WITH BANCBOSTON MORTGAGE CORPORATION. (over...continued)

unimproved ( )
This is improved (XX) property, known as 1009 Pewter Court, Madison, Tennessee 37115
(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 hand s this 29th day of April, 19 91

Terry L. Cavender
TERRY L. CAVENDER

Gail Phillips Cavender
GAIL PHILLIPS CAVENDER

**STATE OF TENNESSEE**
**Davidson County**

THE UNDERSIGNED BOOK 8345 PAGE 133

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named TERRY L. CAVENDER and wife, GAIL PHILLIPS CAVENDER,

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 29th day of April, 19 91.

_____ Notary Public

Commission Expires 1-22-95

**STATE OF TENNESSEE**
**Davidson County**

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

9153 05/03 0101 03CHECK 271.33

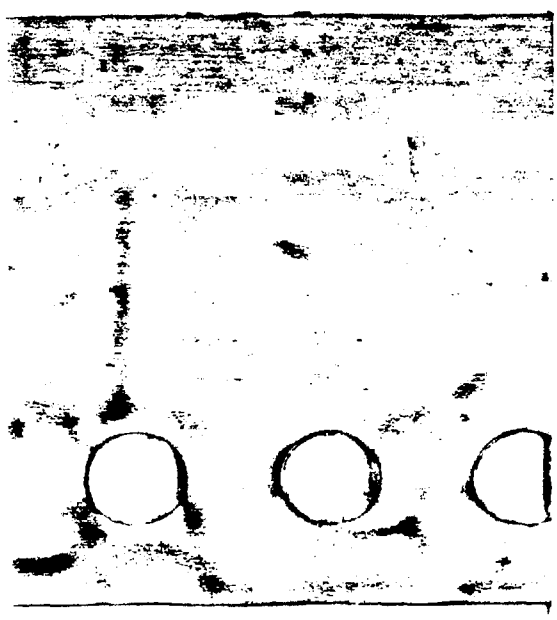
* The Grantee further hereby assumes the obligation of TERRY L. CAVENDER and wife, GAIL PHILLIPS CAVENDER under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

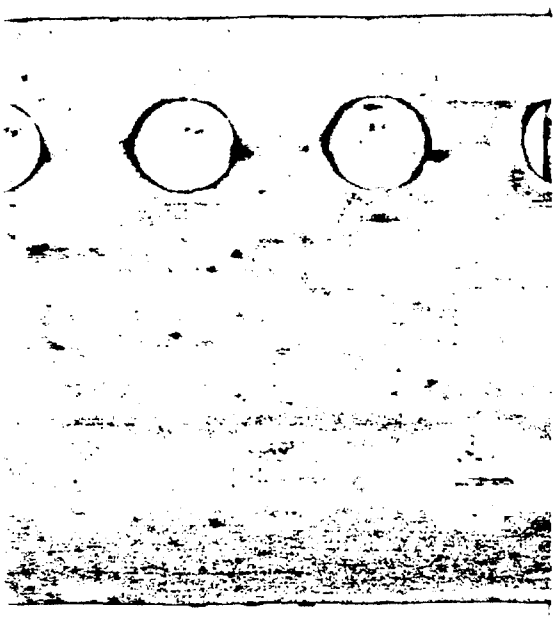
11842

IDENTIF. REFERENCE

MAY 3 4 06 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8345 PAGE 134

| | | |
|---|---|---|
| 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 80117.89
CON TX 264.33
PRFEE 1.00
WDEED 6.00
TOTAL 271.33
CHECK 271.33

05/03/91 01 16:06 0001 9163

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11842

IDENTIF. REFERENCE

MAY 3 4 06 PM '91

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY TN.

No. 418810