BOX 19

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 19 91

Notary Public

MY COMMISSION EXPIRES: 4-7-91

(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:
Leonard J. Matusik et ux (NAME)	Countrywide Funding Corporation (NAME)	03DZ04646 095-09-0-058.00
116 Quin Circle (STREET ADDRESS OR ROUTE NUMBER)	155 N. Lake Avenue, P. O. Box 7137 (STREET ADDRESS)	03DZ04648
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	Pasadena, CA 91109-7137 (CITY) (STATE) (ZIP)	095-09-0-059.00

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, Frances B. Niles, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard J. Matusik and wife, Bonnie J. Matusik

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 Lots Nos. 27 & 28 on the plan of W. E. Quin Jr's Lebanon Road Subdivision, of record in Book 1424, page 111, Register's Office for said County.

Said Lots Nos. 27 & 28 front together 150 feet on the southeasterly margin of Quin Circle and extend back 898 feet on the northerly line to the center of Mill Creek and 593 feet on the southerly line to a broken line in the rear, being the center line of Mill Creek, measuring 541.3 feet thereon.

Being the same property conveyed to Charles S. Niles and wife, Frances B. Niles by deed from W. E. Quin Jr., a widower of record in Book 1682, page 8, and by deed from Howard T. Brown and wife, Irma C. Brown of record in Book 1969, page 362, said Register's Office, Charles S. Niles having died with an affidavit of heirship of Frances B. Niles of record in Book 5489, page 47, said Register's Office dated August 27, 1979.

This conveyance is made subject to matters set forth in the above referenced plan of record.

1 9 9 2

IDENTIFICATION REFERENCE

MAY 24 2 45 PM '91

5213 05/24 0101 03CHECK 419.50

This is unimproved (x) / improved ( ) property, known as 116 Quin Circle, Nashville, TN 37210
(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 my hand this 20th day of May, 1991

Frances B. Niles

Frances B. Niles

DJ/4

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, Frances B. Niles, a widow

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 she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 20th day of May, 19 89

NOTARY PUBLIC

My commission expires:

4-13-91

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

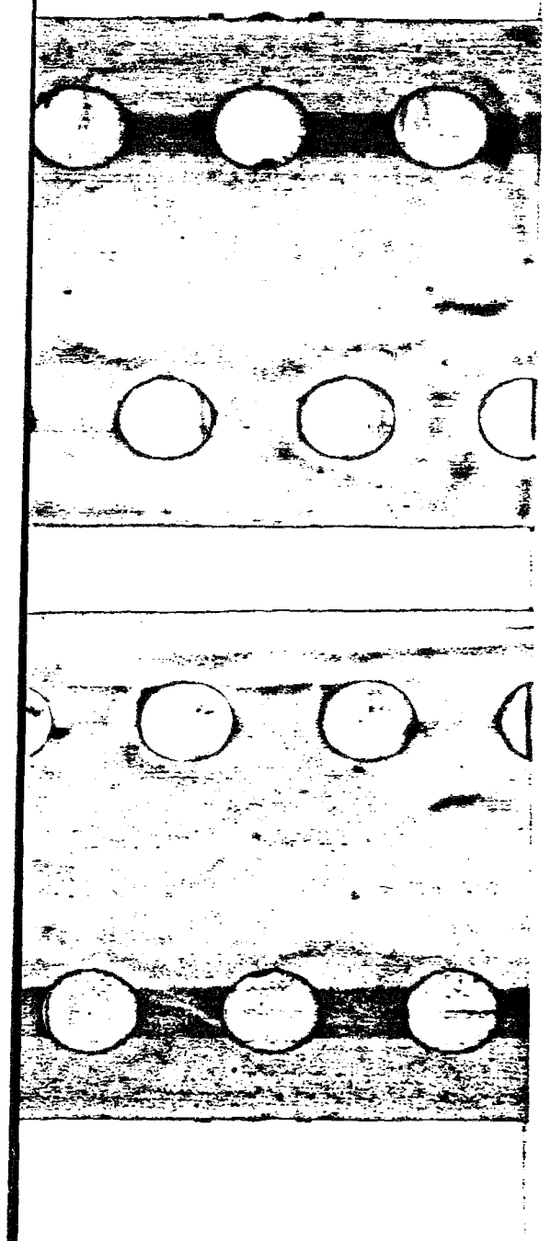
Frances B. Niles, a widow

TO

Leonard J. Matusik and wife,

Bonnie J. Matusik

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 125000.00
CON TX 412.50
~~PRFEE 1.00~~
~~MRFEE 6.00~~
TOTAL 419.50
CHECK 419.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/24/91 01 14:48 0001 5213

16962

IDENTIFICATION REFERENCE

MAY 24 2 45 PM '91

No. 424776