Bk 90

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PAR NO.
Ann Catherine Judkins 504 American Rd. Nashville, TN 37209	Atlantic Coast Mortgage Co 12700 Fair Lakes Cr.,Ste 400 Fairfax, VA 22033	MAP 70-16 PARCEL 94

BOOK 8679 PAGE 85

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Willie B. Matthews, unmarried** _____, have bargained and sold, and by these present do transfer and convey unto the said **Ann Catherine Judkins, unmarried** _____ the Grantee(s) herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 92 on the Plan of Charlotte Park Subdivision, Section 1, as of record in Book 2663, Page 2-6, Register's Office for said County.

SAID Lot No. 92 fronts 70 feet on the northerly side of American Road and extends back 190.0 feet on the westerly line and 112.0 feet on the easterly line to an irregular line in the rear on which it measures 104.8 feet.

BEING the same property conveyed to Willie B. Matthews, unmarried by deed from Marie Devaney of record in Book 6928, Page 994, Register's Office for Davidson County, Tennessee.

This is improved property known as: **504 American Rd., Nashville, TN 37209**

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 the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all gender.

Witness our hands this 17 day of July, 1992.

Willie B. Matthews

_____

28764

IDENTIF. TREFERENCE

JUL 20 9 54 AM '92

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN.

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 **Willie B. Matthews, unmarried** _____, the Bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained .

Witness my hand and official seal at Nashville, Tennessee on this 17 day of July, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-93

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 68,000.00

ann Catherine Judkins
AFFIANT

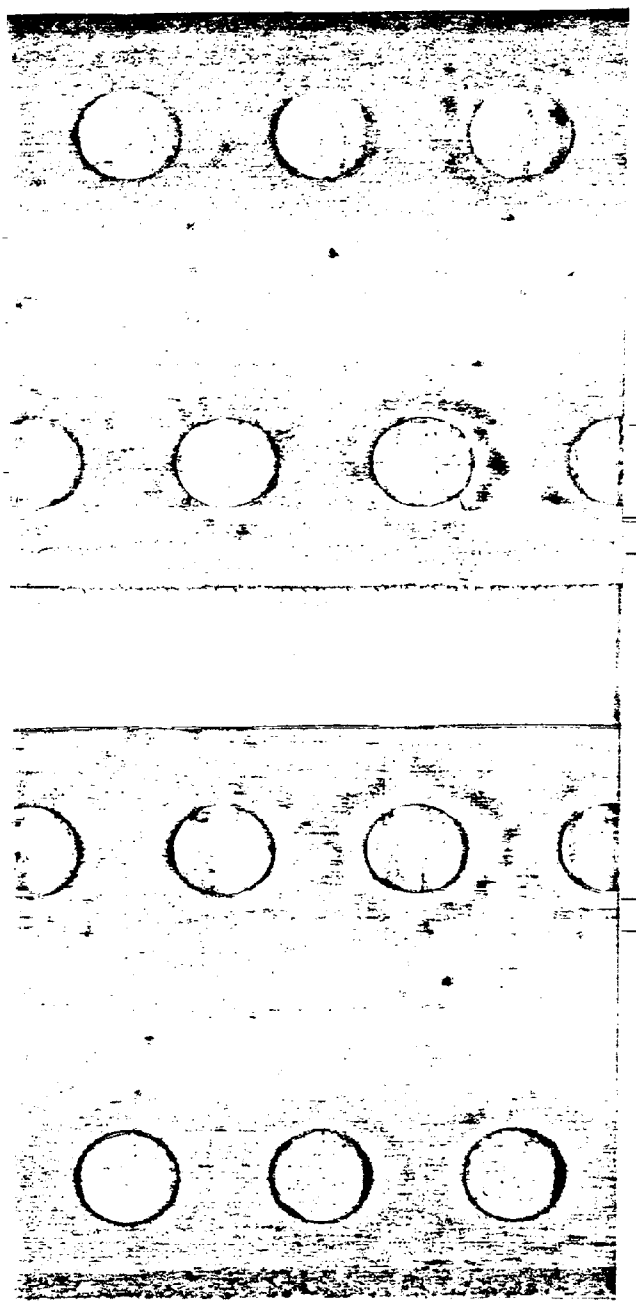
Sworn to and subscribed before me this 17 day of July, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-93

This instrument prepared by:
Rick M. Johnson, 3221 Nolensville Rd., Ste. #1, Nashville, TN 37211
(615) 833-5858

5906 07/20 0101 03CHECK 260.60



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

RECEIVED OF _____

FOR _____

BOOK 8679 PAGE 87

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

07/20/92 01 09:55 0001 6906

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28764

IDENTIF. REFERENCE

JUL 20 9 54 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551629