ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
George G. Matewere	National City Mortgage	MAP and PARCEL
Comfort A. Matewere	Attn: Tax Dept	
2913 Rogers Court	P.O. Box 1820	150-05-0-274.00
Antioch, TN 37013	Dayton, OH 45401-1820	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration the receipt and sufficiency of all of which are hereby acknowledged, We, **Matthew J. Broderick and Sharon D. Broderick, Husband and Wife**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **George G. Matewere and Comfort A. Matewere, Husband and Wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 353 on the Plan of Cherry Hills, Section 7, as of record in Plat Book 4660, Page 49, and Deed Book 5332, page 302, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew J. Broderick and wife, Sharon D. Broderick, by deed from Richard G. Maher and wife, Terri L. Maher, of record in Book 7639, Page 341, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2913 Rogers Court, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being transferred in escrow and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4660, Page 49, said Register's office and all matters therein; 3) Deed of Trust executed by Matthew J. Broderick and wife, Sharon D. Broderick, to Saturn & Mazer, Attorneys, Trustee of record in Book 7639, Page 344, dated August 24, 1988, and secured to Mortgage Specialists Incorporated in the principal amount of $81,379.00. Said Deed of Trust was assigned by Assignment of record in Book 7639, Page 350, said Register's Office.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by deed of trust of record in Book 7639, page 344, and assigned in Book 7639, Page 350, said Register's office.

1993 07/27 01:01 330-ECK 330.16

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $86,765.92

Comfort A. Matewere
Affiant

Subscribed and sworn before me this 26th day of July, 1993.

My Commission Expires: 7-23-94
Notary Public

64975

1993 JUL 27 AM 8:30

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **July, 1993**.

Matthew J. Broderick

Sharon D. Broderick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Matthew J. Broderick and Sharon D. Broderick, Husband and Wife** , with whom I am personally acquainted, or who 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 **26th** day of **July, 1993**.

Notary Public
My Commission Expires:

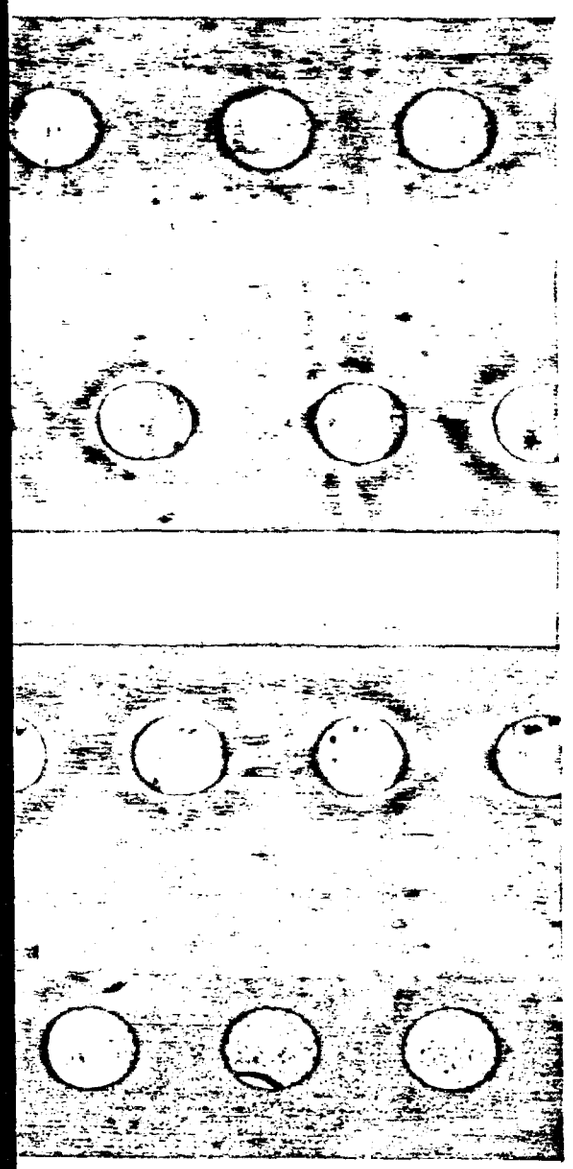
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named , with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of , and is authorized by to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **26th** day of **July, 1993.**

Notary Public
My Commission Expires:

File No. 9307-293



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9025 PAGE 635

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

CONT	36765.92
SEN TX	321.16
PRFEE	1.00
MDEED	8.00
TOTAL	330.16
CHECK	330.16

07/27/93 01 09:31 0001 8213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 678564