PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 33802)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $96900.00

Affiant

Sworn and subscribed before me this
27th day of October, 1993.

Notary Public

My Comm. Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Matthew C. Gates Lisa K. Carta-Gates 1429 Hunters Branch Road Antioch, Tennessee 37013	National Mortgage Company 4041 Knight Arnold Road Memphis, TN 38118	172-08-A-098

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory Scott Sexton and spouse, Joni Lynn Sexton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew C. Gates and spouse, Lisa K. Carta-Gates,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being Lot No. 98 on the Plan of Hunters Branch, Section 2B, as of record in Plat Book 6900, page 336 and 337, Register's Office for said County.

SAID Lot No. 98 fronts 66.26 feet on the east margin of Hunters Branch Road and runs back 92.90 feet on the north line and 100.00 feet on the south line to a line in the rear which measures 88.44 feet, more or less, thereon.

BEING the same property conveyed to Gregory Scott Sexton and wife, Joni Lynn Sexton by deed from Phillips Builders, Inc. of record in Book 7621, page 813, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6601, Page 7, said Register's Office, and to the matters set forth in the referenced Plan of record and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 1429 Hunters Branch Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of October, 1993.

Gregory Scott Sexton
Gregory Scott Sexton

Joni Lynn Sexton
Joni Lynn Sexton

State of Tennessee
County of Davidson

On this 27th day of October, 1993, before me the undersigned authority, personally appeared **Gregory Scott Sexton** and **Joni Lynn Sexton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

78884

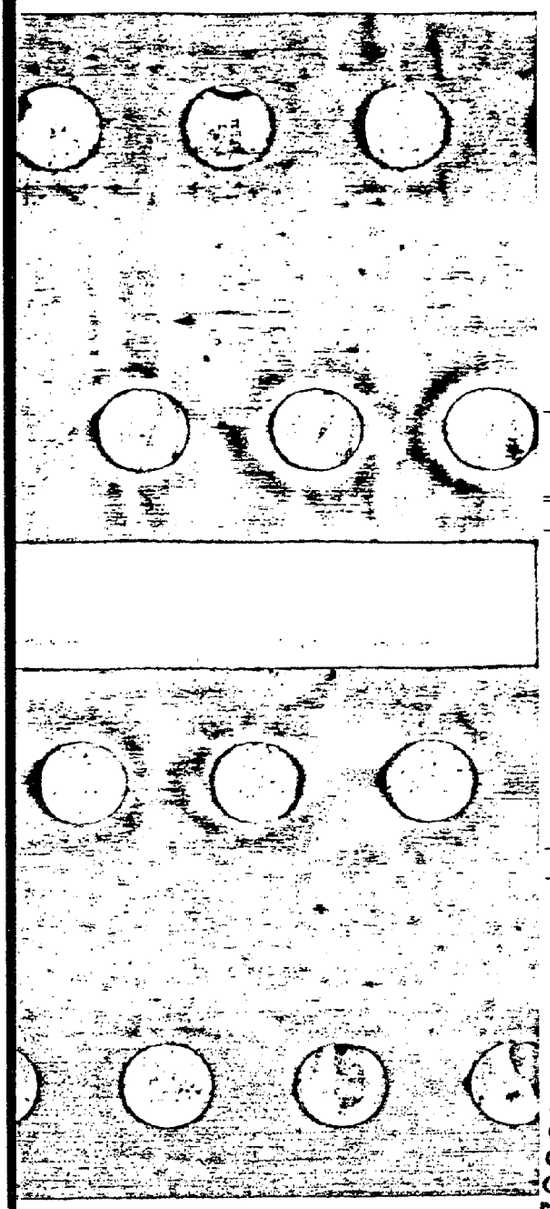
IDENTIF. ↑ REFERENCE

93 OCT 28 AM 10:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7036 10/28 0101 03CHECK 367-53

BOOK 9129 PAGE 706



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

RECEIVED OF _____

FOR _____

BOOK 9129 PAGE 767

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 96900.00
				CON TX 358.53
				PRFEE 1.00
				WDEED 8.00
				TOTAL 367.53
				CHECK 367.53
			10/28/93 01	10:43 0001 7036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78884
IDENTIF. ↑ REFERENCE

93 OCT 28 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 714849