THE ACTUAL CONSIDERATION AND VALUE FOR THIS PROPERTY IS WHICHEVER IS GREATER FOR THIS TRANSFER IS ($35,000.00).

Sworn to and subscribed to before me this the 3rd day of November, 1993.

Matthew Ann Beck
AFFIANT

Christine Thomas
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/26/97

BOOK 9140 PAGE 657

THIS INSTRUMENT PREPARED BY:

BECK AND BECK, ATTORNEYS
4205 Gallatin Road
Nashville, Tennessee 37206
615-226-9000

ADDRESS OF NEW OWNERS:
Douglas Ray Matthews
434 East Trinity Lane
Nashville, Tennessee 37207

SEND TAX BILLS TO:
Same

MAP NUMBER: 71-08, PARCEL NUMBER: 290

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 considerations, the receipt of which is hereby acknowledged, James Virgil Rattarree, and wife, Kimberly Ann Rattarree hereinafter called the grantors have bargained and sold, and by these presents do transfer and convey unto Douglas Ray Matthews, hereinafter called the grantee, his 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 Lot number 88 and the easterly 21 feet of Lot number 89 on the map of Joywood Subdivision, as of record in Book 974, page 45, Register's Office for said County.

SAID Lot and part of said Lot adjoin and front together 69 feet on the south side of Trinity Lane and run back between lines 177.75 feet more or less on the west line of part of Lot number 89 and 178 feet on the east line of lot number 88 on the west margin of Jones Avenue, to a dead line in the rear on which they measure 69 feet.

INCLUDED in the above description, BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, of record in Book 6008, page 299, Register's Office for Davidson County, Tennessee described as follows:

LAND in Davidson County, Tennessee being a part of Lot number 88 on the easterly 21 feet of Lot number 89 on the map of Joywood Subdivision of record in Book 974, page 45, Register's Office for said County.

BEGINNING at a point in the northwestern corner of property belonging to Audney Rhoten and wife, said point being common to parcel 289 on the map 71-8, as recorded in Book 5619, page 19, said Register's Office for Davidson County, Tennessee. Thence, easterly along the existing right of way line of East Trinity Lane bearing south 84 degrees by 01' 26" east, 69 feet, more or less, to a point; thence, southerly along the existing western right a way line of Jones Avenue, bearing south 3 degrees 26' 34" west, 33.7 feet, more or less, to a point; thence, with a curve to the right of radius 30 feet, 45.80 feet, more or less, to a point; thence, in a straight line, bearing north 84 degrees 01' 26" west, 40.30 feet, more or less, to a point in the common property line of parcels 290 and 289 on map 71.8; thence, along said property line, bearing north 3 degrees 26' 34" east, 5 feet, more or less, to the point of BEGINNING, and containing an area of 518.60 square feet, more or less.

BEING the same property conveyed to Nations Banc Mortgage Corporation, a Corporation, by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, of record in Book 8867, page 18, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by a SPECIAL WARRANTY DEED by Nations Banc Mortgage Corporation to James Virgil Ratterree and wife Kimberly Ann Ratterree recorded in Book 9085, page 788, Register of Deeds Office of Davidson County, Tennessee.

Grantee hereby executes and agrees to pay a first Mortgage to Kimberly Ann Ratterree in the amount of Thirty Thousand Dollars ($30,000.00). Said Note and Deed of Trust are simultaneously recorded herewith.

This is improved property known as 434 East Trinity Lane, Nashville, Tennessee 37207.

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 convenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, subject to Note and Deed of Trust to Kimberly Ann Ratterree,

unless otherwise herein set out; and we do further convenant 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.

JAMES VIRGIL RATTARREE

KIMBERLY ANN RATTARREE

STATE OF Kansas
COUNTY OF Ottawa

4375 11/04 0101 03CHECK 138.50

Personally appeared before me **JAMES VIRGIL RATTARREE** and **KIMBERLY ANN RATTARREE** whom I am personally acquainted or was made known to me by reasonable proof and acknowledged that this Warranty Deed is true and correct to the best of their knowledge, information and belief.

Sworn to and subscribed to before me this 2nd day of November, 1993.

NOTARY PUBLIC

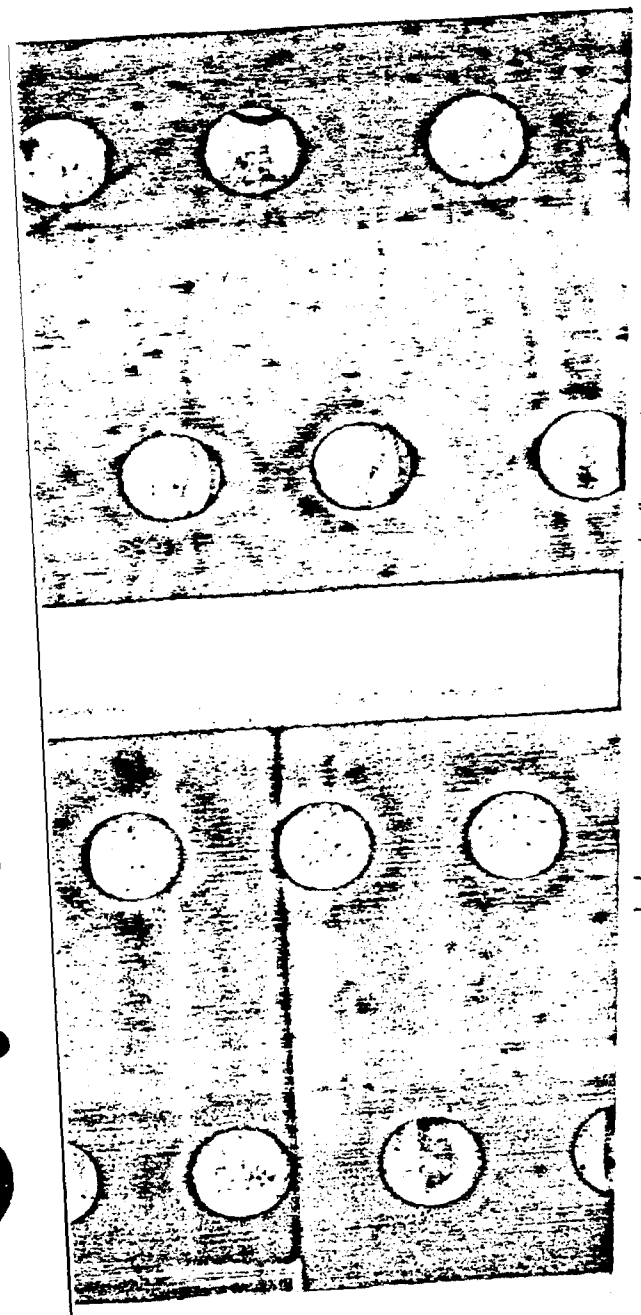
MY COMMISSION EXPIRES: 7/31/96

NOTARY PUBLIC - State of Kansas
JOHN PRUITT
My Appt. Exp. July 31, 1996

82012
IDENTIFICATION REFERENCE

93 NOV -4 PM 12:12

PICK-UP



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

RECEIVED OF _____

FOR _____

BOOK 9140 PAGE 659

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

11/04/93 01 12:12 0001 4375

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82012
IDENTIF. & REFERENCE

93 NOV -4 PM 12:12
REGISTER
DAVIDSON CO., TN.

No. 718211