FILE NO. 32830

FILE BOX "7"

BOOK 9460 PAGE 5 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Robert Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 1994

Notary Public

MY COMMISSION EXPIRES: 1/27/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT MATTHEWS et al	S A M E	92-5-169
(NAME) 3019 Albion Street	(NAME)	11W 3585
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, FANNIE D. CRAIG and husband, FLOYD CRAIG,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT MATTHEWS and CONNIE HANNAH, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, CH'RM

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:

BEING the westerly 40 feet of Lot No. 21 on the Plat of George I. Waddey's Subdivision of Blocks 16 and 26 of Midway, as of record in Book No. 421, page 55, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 21 fronts 40 feet on the south side of Eden Street, now Albion Street, and runs back between parallel lines on the easterly margin of 21st Avenue, North, formerly Home Street, 140 feet to an alley.

BEING the same property conveyed to Fannie D. Craig, by deed from Ola Alexander Hayden and husband, William B. Hayden of record in Book 9016, page 780, Register's Office for Davidson County, Tennessee. The said Floyd Craig, husband of Fannie D. Craig, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

6553 09/08 0101 03CHECK 101.50

This is ( ) unimproved (X) improved property, known as 3019 Albion Street, Nashville, Tennessee 37209
(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 our hands this 30th day of August, 1994

Fannie D. Craig
FANNIE D. CRAIG

Floyd Craig
FLOYD CRAIG

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named FANNIE D. CRAIG and husband, FLOYD CRAIG

the bargainors, with whom I am personally acquainted, (or 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 30th day of August, 1994.

_____ Notary Public

Commission Expires 1/22/95

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

89168

IDENTIFICATION REFERENCE

94 SEP -8 PM 3:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 9460 PAGE 7

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 25000.00
CDN TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

09/08/94 01 15:40 0001 6553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89168
IDENTIF. & REFERENCE

94 SEP -8 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 832907