BOOK 9622 PG 778

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
16th DAY OF March 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WANDA F. FULTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires September 28, 1997

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph W. Mindigo (NAME)	Great Western Mortgage (NAME)	161-10-B-66CO
317 Harwich Court (ADDRESS)	9451 Corbin Avenue (ADDRESS)	06DU-82427
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Northridge, CA 91324 (CITY) (STATE) (ZIP)	

FOR AND 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, Charles J. Mataya and wife, Cynthia T. Mataya

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph W. Mindigo and wife, Andrea Norman Mindigo

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:

Land in Davidson County, Tennessee, BEING Lot No. 257 on the Plan of Villages of Brentwood, Phase Six, of record in Plat Book 6900, page 316, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Charles J. Mataya and wife, Cynthia T. Mataya, by deed from Fox Rideg Company, a Limited Partnership, of record in Book 7557, Page 705, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, page 316; Declaration of Covenants, Conditions & Restrictions of record in Book 6143, page 11, Book 6398, page 495; Book 6852, page 497; Book 7207, page 251; Book 7472; page 108; Declaration of Annexation in Book 7494, page 108; Charter of Incorporation of Villages of Brentwood Homeowners Associaiton; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 317 Harwich Court, Nashville, TN 37211
(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 hand s this 16th day of March 19 95

Charles J. Mataya

Cynthia T. Mataya

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9622 PG 779

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles J. Mataya and wife, Cynthia T. Mataya

the bargainor s 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 Brentwood, Tennessee, this 16th day of March

Commission expires _____

Notary Public

WANDA F. FULTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

My Commission Expires September 28, 1997

WARRANTY DEED

FROM

Charles J. Mataya and wife,
Cynthia T. Mataya

TO

Joseph W. Mindigo and wife,
Andrea Norman Mindigo

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

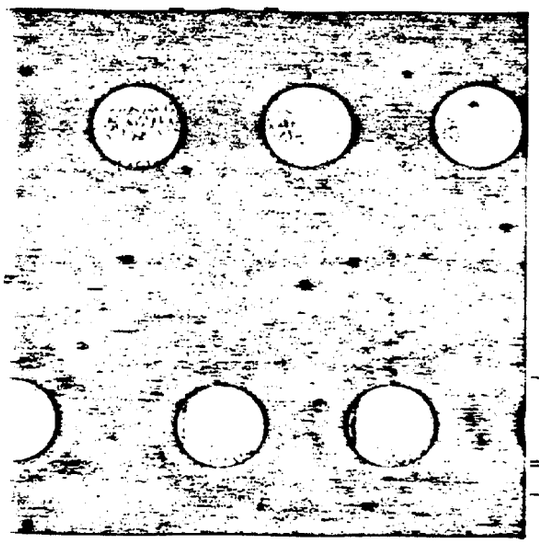
95 MAR 20 PM 12:00
FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN

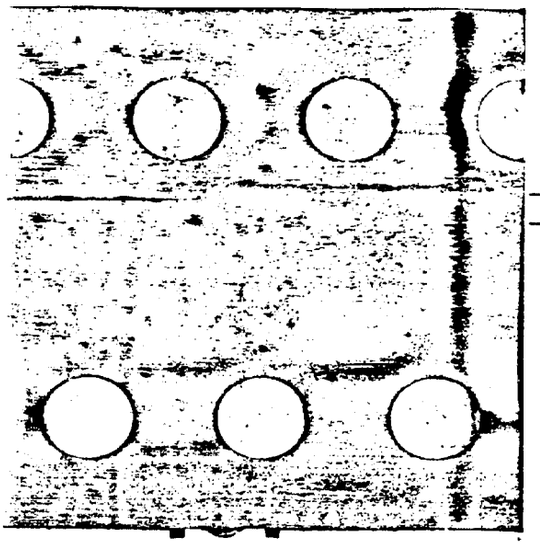
IDENTIF. & REFERENCE

431463

1926 03/20 0101 03CHECK

445.23





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

RECEIVED OF _____

FOR _____

BOOK 9622 PG 780

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	117900.00
CON TX	436.23
PRFEE	1.00
WDEED	8.00
TOTAL	445.23
CHECK	445.23

03/20/95 01 12:01 0001 1926

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43463
IDENTIF. # REFERENCE

95 MAR 20 PM 12:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 891503