File Box 9-B
First Title and Escrow Company
File #13087

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty
4301 Hillsboro Road Suite 220
Nashville, Tennessee 37215

BOOK 9660 PG 821

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JEFFREY M. OLM (NAME)	MATRIX FINANCIAL SERVICES (NAME)	MAP 131-5
3509 Trimble Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 78144 (STREET ADDRESS)	PARCEL 18
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	PHOENIX, ARIZONA 85062-8144 (CITY) (STATE) (ZIP)	FB #7DA45155

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, ELIZABETH S. SPODEN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY M. OLM AND WIFE, STINA TJADEN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 23 on the Plan of Russwood Heights, as of record in Plat Book 2133, pages 12 and 13, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth S. Spoden by deed from Dwight K. Springer, unmarried of record in Book 8898, page 548, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 4147, page 860; and (3) All matters appearing on the Plan of record in Plat Book 2133, pages 12 and 13, said Register's Office.

6633 05/02 0101 03CHECK 556.23

95 MAY -2 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 56809

unimproved ( )
This is improved (XX property, known as 3509 Trimble Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of April, 19 95.

ELIZABETH S. SPODEN

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9660 PG 822

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH S. SPODEN, UNMARRIED with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of April, 19 95.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 95.

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

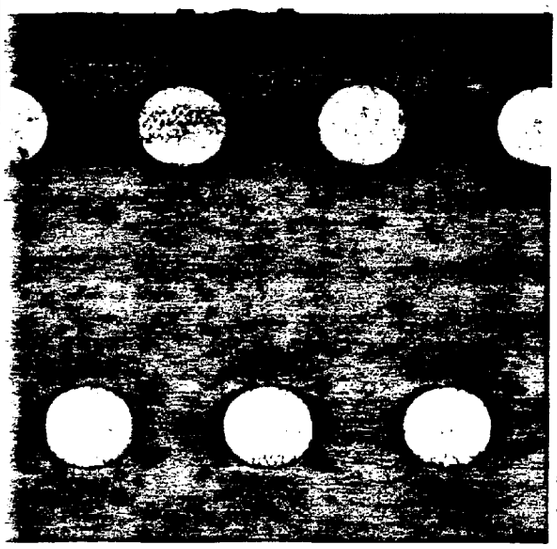
Notary Public

WARRANTY DEED

FROM ~~ELIZABETH S. SPODEN, UNMARRIED~~

TO ~~JEFFREY M. OLM AND WIFE, STINA~~ TJADEN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

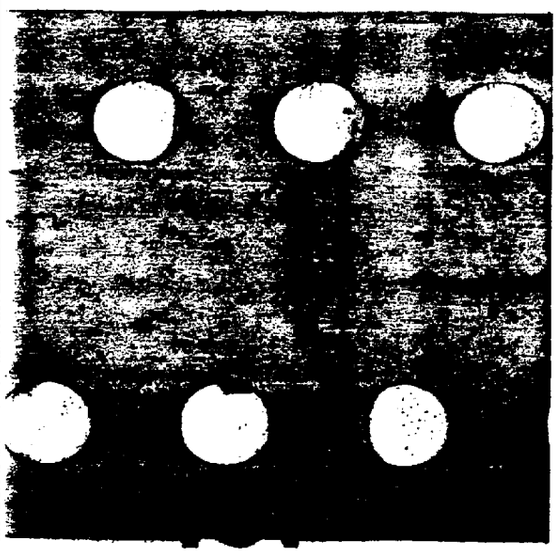
RECEIVED OF _____

FOR _____

BOOK 9660 PG 823

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
147900.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 547.23
PRFEE 1.00
WDEED 8.00
TOTAL 556.23
CHECK 556.23

56809
IDENTIF. ← REFERENCE

95 MAY -2 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

05/02/95 01 10:46 0001 6633

No. 906056