STATE OF TENNESSEE
COUNTY OF Davidson

5931-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,350.00

Andrew D. Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 19 95

Evelyn D. Wright
Notary Public

MY COMMISSION EXPIRES: 11-20-96

BOOK 9685 PG 51

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew D. Dunn	Matrix Financial Services Corp.	118-9-148
(NAME)	(NAME)	
917 Sutton Hill Road	P. O. Box 78144	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37204	Phoenix, AZ 85062-8144	
(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, Alexander Samuel Caldwell, Jr., Co-Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew D. Dunn and wife, Lisa M. Dunn

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. 51 on the Map of Sutton Hill Section of Marengo Park, as of record in Book 974, page 67, Register's Office for said County.

Said Lot No. 51 fronts 75 feet on the south side of Sutton Hill Road and extends back between parallel lines, 200 feet to a dead line.

BEING the same property conveyed to Alexander S. Caldwell and wife, Selene E. Caldwell by deed from Robert C. Odle and wife, Larrie A. Odle, filed of record in Book 4702, page 637, Register's Office for Davidson County, Tennessee; the said Selene E. Caldwell having predeceased Alexander S. Caldwell, and the said Alexander S. Caldwell having since died, pursuant to Order of the Probate Court for Davidson County, Tennessee, Alexander Samuel Caldwell, Jr., Co-Executor, is authorized to execute this conveyance.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 917 Sutton Hill Road, Nashville, TN 37204

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 his hand this 26th day of May, 19 95.

Alexander Samuel Caldwell, Jr. co-exec.
Alexander Samuel Caldwell, Jr.

5931-M

BOOK 9685 PG 52

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

Alexander Samuel Caldwell, Jr., Co-Executor

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ___he_____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 19 95.

My commission expires 11-20-96

Notary Public

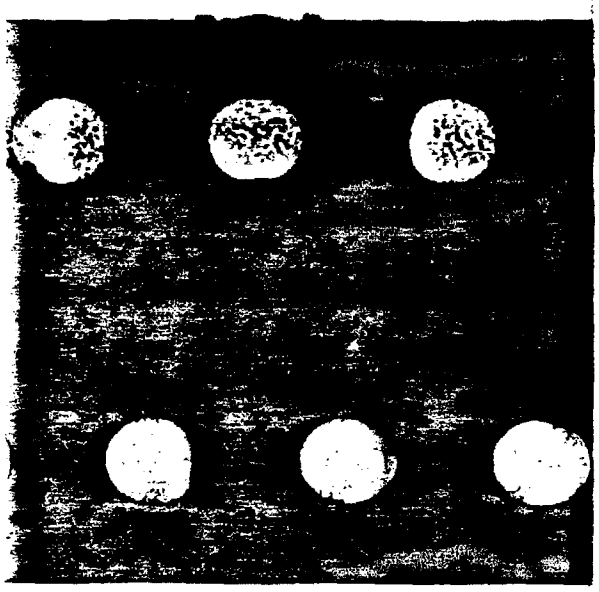
0065191

IDENTIF. ↑ REFERENCE

95 MAY 31 AM 9:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5898 05/31 0101 03CHECK 513.31



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

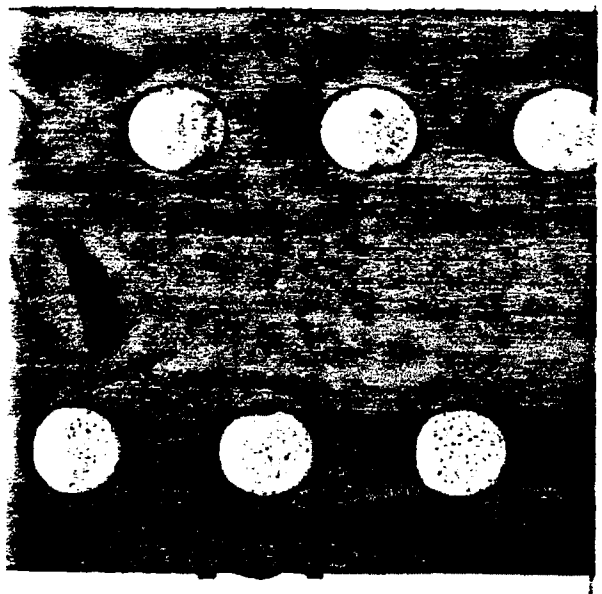
RECEIVED OF _____

FOR _____

BOOK 9685PG 53

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	
			136350.00	
			CON TX 504.31	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 513.31	
			CHECK 513.31	
05/31/95	01	09:37 0001	5898	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065191
IDENTIF. ↑ REFERENCE

95 MAY 31 AM 9:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915217