BOOK 9731 PG 334

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

Willie T. Estes
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th DAY OF JULY, 1995.

Donald Arkovitz
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/24/97

THIS INSTRUMENT WAS PREPARED BY:

DONALD ARKOVITZ, ESQ. 332 WHITE BRIDGE ROAD, NASHVILLE, TN 37209.

NAME AND ADDRESS OF PROPERTY OWNER

WILBURN MATTHEWS, ET UX
6121 TERRY DRIVE
NASHVILLE, TN 37209

SEND TAX BILLS TO:

WILBURN MATTHEWS, ET UX
6119 TERRY DRIVE
NASHVILLE, TN 37209

MAP NO. 091.05
PAR NO. 178.00
12W-07757

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.
95 JUL 17 AM 8:03
PICK-UP
IDENTIF. & REFERENCE
00079181

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

WALTER H. ESTES and wife, SARAH ESTES, hereinafter called **GRANTORS,** have bargained and sold, and by these presents do transfer and convey unto **WILBURN MATTHEWS and wife, PEGGY MATTHEWS,** hereinafter called the **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Nashville, County of Davidson, State of Tennessee, being Lot 15, West Park

Subdivision, 5th Addition, of record in Plat Book 3500, page 94, Register's Office for davidson County, Tennessee, and 6.46 acres bordered on the south by Richland Creek, on the east by West Park, and on the north by 5th Addition of West Park Subdivision, said property being more particularly described as follows:

BEGINNING at a point on the westerly margin of Terry Drive, said point being the southeast corner of Lot 15 of West Park Subdivision, and said point also being a common front corner with Lot 16 of West Park Subdivision; thence S. 35' 40' 00" W., a distance of 120.00 feet to a point; thence S. 54 deg. 45' 00" E.,, a distance of 350.00 feet to a point being the easterly corner of the herein described tract of land; thence N. 21 deg. 48' 21" W., a distance of 474.41 feet to a point; thence N. 35 deg. 40' 00" E., a distance of 679.2 feet to a point; thence S. 54 deg. 45' 00" 3., a distance of 50.00 feet to a point, said point being the point of beginning.

SUBJECT to easements of record in Book 5483, page 12, Book 2443, page 288, Book 3437, page 606, Register's Office for Davidson County, Tennessee, all as shown on the above mentioned plan.

SUBJECT also to restrictions of record in Book 3709, Page 219, Register's Office for Davidson County, Tennessee and all matters on Plan of Record in Book 3709, Page 219, and West Park Subdivision, 5th Addition, of record in Book 3500, page 94, said Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Walter Estes by quitclaim deed from Donald Arkovitz, Trustee, in Book 8130, page 964, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 6121 Terry Drive, Nashville, TN 37209

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to **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 7th day of July, 1995.

Sarah Estes
SARAH ESTES

Walter H Estes
WALTER H. ESTES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **WALTER H. ESTES AND SARAH ESTES**, the bargainers, with whom I am personally acquainted (or proved to me in 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 office this 7TH day of JULY, 1995.

My commission expires:

5-24-97

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____ the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

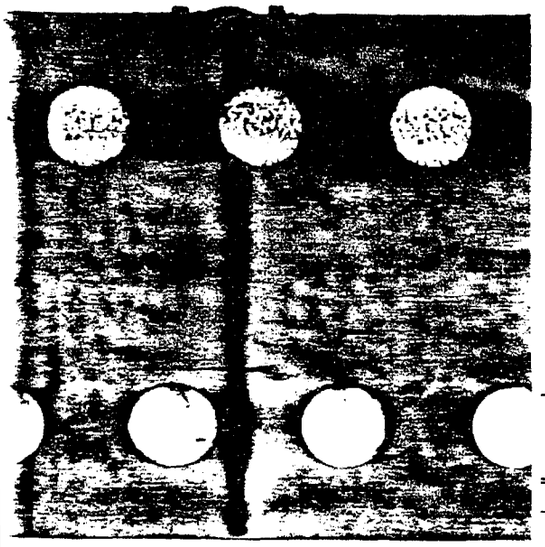
Witness my hand and official seal at office this _____ day of _____, 1995.

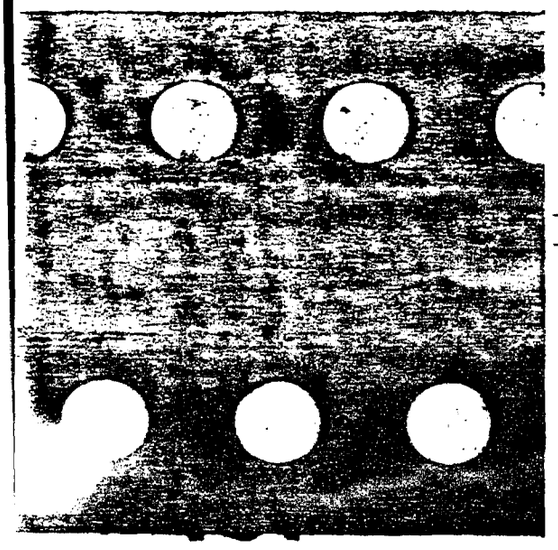
My Commission Expires:

_____

NOTARY PUBLIC

95 7717 0101 336HECK 35.20





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

RECEIVED OF _____

FOR _____

BOOK 9731 PG 337

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

CHK	6000.00
CON TX	22.20
PRFEE	1.00
WDEED	12.00
TOTAL	35.20
CHECK	35.20

07/17/95 01 08:02 0001 1285

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0079181
IDENTIF. # REFERENCE

95 JUL 17 AM 8:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930387