0085573

IDENTIF. # REFERENCE

Box 58

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 9750 PG 985

95 AUG -3 AM 10: 06

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Name and Address of New Owner:
Craig Matthews
Dianna L. Stein

Send Tax Bills To: New Owner

Street Address of Subject Property:
6944 Highland Park Drive
Nashville, TN 37205

Map-Parcel No:
143-3-B-5900

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES W. CARELL AND WIFE, JANET K. CARELL,** hereinafter called **"GRANTORS"**, have bargained and sold, and by these presents do transfer and convey unto **CRAIG MATTHEWS AND DIANNA L. STEIN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit No. 6944 on the Plan of Condominium Site of Harpeth Glen Condominiums, Phase III, as of record in Book 4675, pgae 64, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to James W. Carell, by deed from Dorothy L. Zellhuber, a single person, as of record in Book 8325, page 143, Registr's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. The Plan of record in Book 4675, page 64, Register's Office for Davidson County, Tennessee.

2. Master Deed and By-Laws of Harpeth Glen Condominiums of record in Book 4546, page 658, as amended in Book 4630, page 504 and Book 4872, page 973; Book 4775, page 384; Book 5583, page 756; Book 5720, page 447, Book 7538, page 340; Book 8017, page 310, Register's Office for Davidson County, Tennessee.

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 GRANTORS do covenant with the said Grantees that they are

lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, theirs heirs and assigns 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 its hand this 28th day of July, 1995.

James W. Carell

James W. Carell

By: _____

Douglas A. Brace, Attorney In Fact

Janet K. Carell

Janet K. Carell

By: _____

Douglas A. Brace, Attorney in Fact

8204 08/03 0101 03CHECK 308.70

STATE TENNESSEE]
COUNTY OF DAVIDSON]

On this 28 day of July, 1995, before me personally appeared Douglas A. Brace to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of James W. Carell and wife, Janet K. Carell, and acknowledged that he executed the same as the free act and deed of the said James W. Carell and wife, Janet K. Carell.

Witness my hand and official seal at Nashville, Tennessee, this the 28 day of July, 1995.

Mary Ann Selley

Notary Public

NOTARY PUBLIC

My commission expires: [illegible]

MARY ANN SELLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

STATE TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $81,000.00.

_____

Affiant

Subscribed and sworn to before me, this the 28th day of July, 1995.

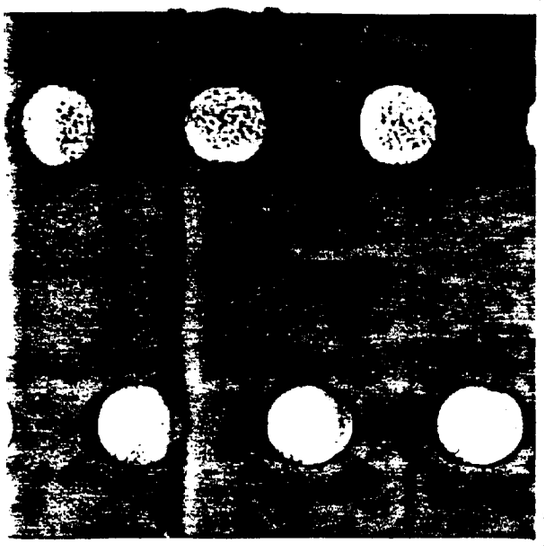
Paula M. Harris

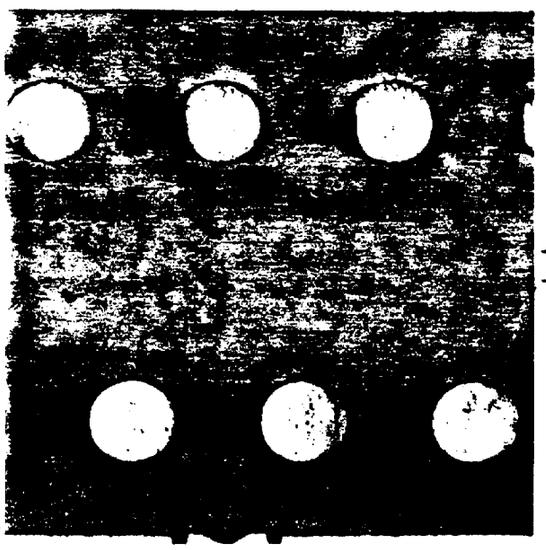
Notary Public

My commission expires:

My Commission Expires Nov. 22, 1997

PAULA M. HARRIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.





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

RECEIVED OF _____

FOR _____

BOOK 9750PG907

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 81000.00
CON TX 299.70
PRFEE 1.00
MDEED 8.00
TOTAL 308.70
CHECK 308.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/95 01 10:07 0001 8204

0085573
IDENTIF. ↑ REFERENCE

95 AUG -3 AM 10:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937233