[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[ ]	]	]
[Linda L. Denyes]	First American National Bank]	MAP and PARCEL]
[ ]	Attn: Tax Dept.]	]
[507 Debbie Drive]	300 Deaderick Street]	76-1-111]
[Hermitage, TN 37076]	Nashville, TN 37237]	]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 9809 PG 274

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jerry M. Matthews, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Linda L. Denyes, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 106 A on the plan of Zone Lot Division Tulip Grove Woods Phase I, of record in Book 6200, Page 69, as amended in Book 6250, Page 324, Register's Office for said County.

Said Lot No. 106 A fronts 76.62 feet on the southerly margin of Debbie Drive and extends back 97.56 feet on the southeasterly line and 98.34 feet on the northwesterly line to a dead line in the rear, meauring 77.14 feet thereon.

Being the same property conveyed to Jerry M. Matthews and wife, Cheryl Erlene Matthews, by deed from Kinght Construction Company, a Tennessee General Partnership compsed of Stephen R. Josleyn and Gary Nelson, of record in Book 6531, Page 904, Register's Office for Davidson County, Tennessee. The said Cheryl Erlene Matthews conveyed her interest to Jerry M. Matthews by quitclaim deed of record in Book 8836, Page 888, said Register's Office.

This is property with a common address of 507 Debbie Drive, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6250, Page 624, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6369, Page 879, said Register's office.

[STATE OF TENNESSEE]
[COUNTY OF Davidson]
[The actual consideration or value, whichever is greater for this]
[transfer is $56,000.00]
[Linda L. Denyes]
[Affiant]
[Subscribed and sworn before me this 25th day of September, 1995]
[ ]
[My Commission Expires: 7/14/99 Notary Public]

NOTARY PUBLIC FOX LARCE WILLIAMSON CO.

95 SEP 28 AM 10:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0106075
IDENTIF. # REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 9809 PG 275

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **25th** day of **September, 1995.**

Jerry M. Matthews

Jerry M. Matthews

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 **Jerry M. Matthews, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

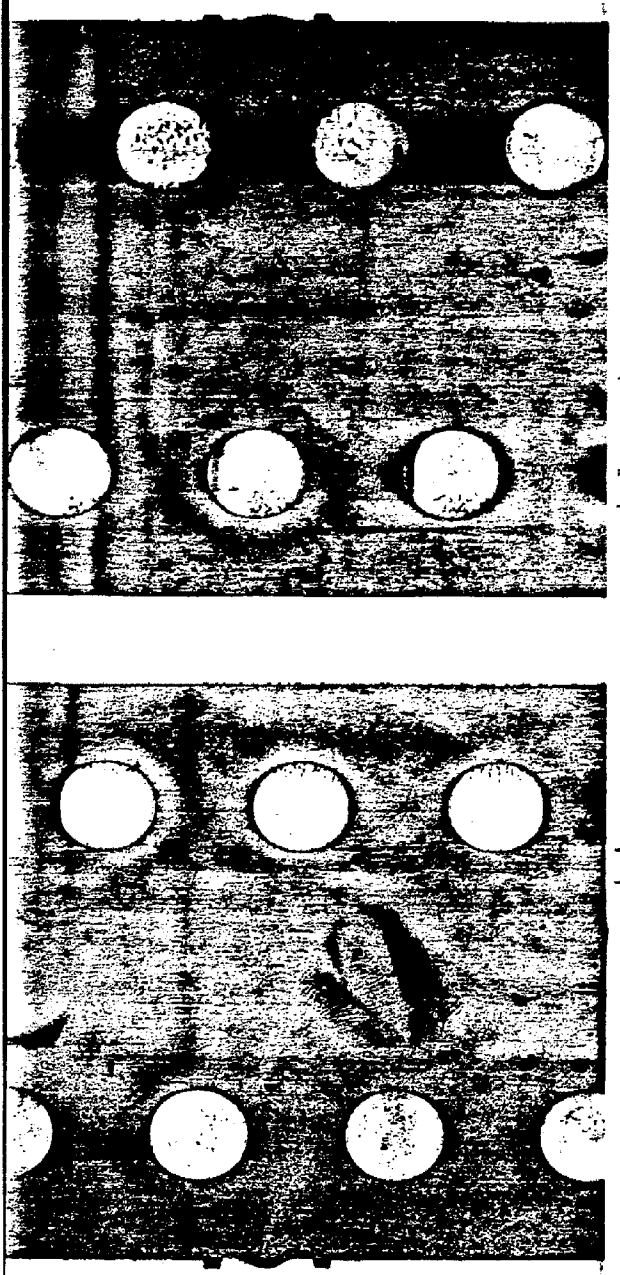
Witness my hand and official seal at **Nashville,**, Tennessee, this **25th** day of **September, 1995.**

Notary Public
My Commission Expires: 7/21/98

NOTARY PUBLIC AT LARGE * WILLIAMSON CO

File No. 9509-343

0264 09/28 0101 03CHECK 216.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9809 PG 276

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 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 8.00
TOTAL 216.20
CHECK 216.20

09/28/95 01 10:50 0001 0264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0106075
IDENTIF. ↑ REFERENCE

95 SEP 28 AM 10:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959069