WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 19 95

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov 20, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072 mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney L. Vaden (NAME)	Chemical Residential Mortgage (NAME)	072-07-0 267.00
2321 Riverside Drive (ADDRESS)	343 Thornall Street (ADDRESS)	15DZ 31820
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (CITY) (STATE) (ZIP)	

FOR AND 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, Karen Matejka, a single person (formerly known as Jo Karen Byars)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney L. Vaden and wife, Christina M. Vaden

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. 64, Block "D" on the map of a proposed subdivision of R. M. Dudley's 30 acre tract on Williams Ferry Road, as of record in Book 421, Page 122, Register's Office for said County.

SAID Lot No. 64 fronts 80 feet on the easterly side of Riverside Boulevard and runs back in an easterly direction 170 feet to an alley, fronting 50 feet on said alley.

Also a part of Lot No. 63 in said R. M. Dudley's subdivision, and being a triangular strip of land off the southerly part of Lot No. 63, more particularly described as follows: Beginning on the southeasterly margin of Riverside Boulevard at the corner of Lots 63 and 64; thence southeasterly 170 feet, more or less, to a point in the westerly margin of an alley, said point being 10 feet north of the corner of Lots 63 and 64 on said alley; thence in a southerly direction 10 feet to the corner of Lots 63 and 64; thence in a northeasterly direction 170 feet to the point of beginning.

Being the same property conveyed to Jo Karen Byars, now known as Karen Matejka, a single person by deed from Angela Hudson Benz, unmarried of record in Book 7382, page 735, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

Karen Matejka and Jo Karen Byars being one and the same person.

unimproved ( )
This is improved (X) property, known as 2321 Riverside Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 27th day of October 19 95

Karen Matejka

Karen Matejka

G 321

BOOK 9849 PG 322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Matejka, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 19 95.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

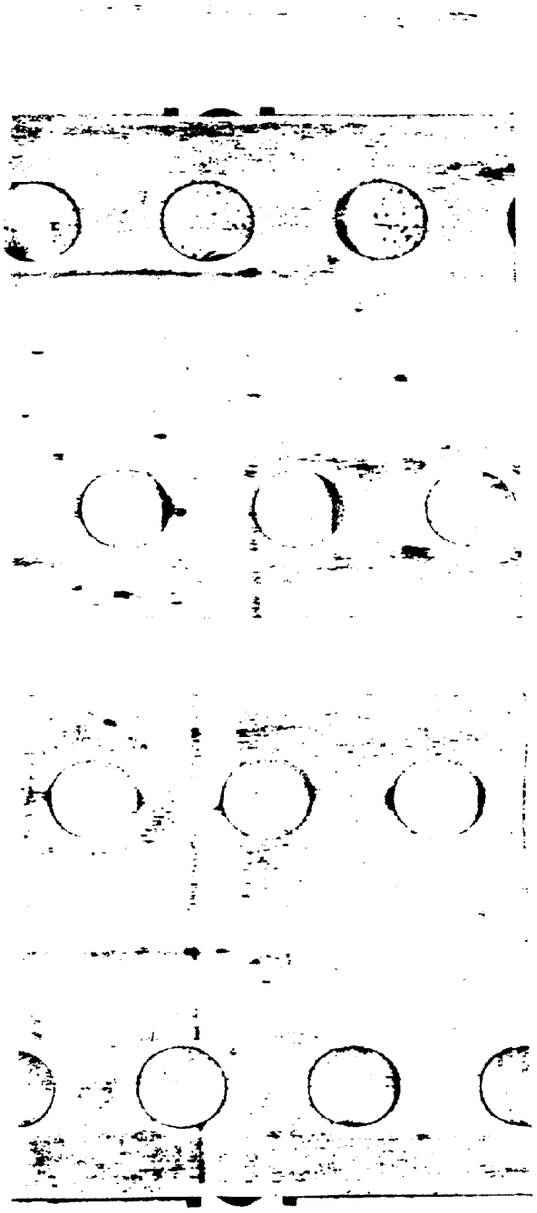
My commission expires _____

_____
Notary Public

95 NOV -3 AM 10:01

4420 11/03 0101 03CHECK

263.56



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

RECEIVED OF _____

FOR _____

BOOK 9849 PG 323

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 68800.00
CON TX 254.56
PRFEE 1.00
WDEED 8.00
TOTAL 263.56
CHECK 263.56

11/03/95 01 10:01 0001 4420

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 NOV -3 AM 10:02
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

0119310

No. 973042