PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9931 PG 329

W & I Ref: (kd) Title No: 37335
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen L. Matthews Barbara R. Matthews 8207 Sawyer Brown Road, M6 Nashville, Tennessee 37221	Franklin American Mortgage Company 214 Overlook Court, #150 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 142-1A-086

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jane T. Fuqua, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen L. Matthews and spouse, Barbara R. Matthews,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. M-6 together with the carport designated as M-6-C, of Section 1, River Plantation, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, page 59, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Jane T. Fuqua, by deed from Jeanne R. Davis, unmarried, of record in Book 7191, page 303, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4562, Page 474, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 8207 Sawyer Brown Road, M6, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of January, 1996.

Jane T. Fuqua

State of Tennessee
County of Davidson

On this 29th day of January, 1996, before me the undersigned authority, personally appeared **Jane T. Fuqua**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 110400.00

Affiant

Sworn and subscribed before me on the 29th day of January, 1996.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

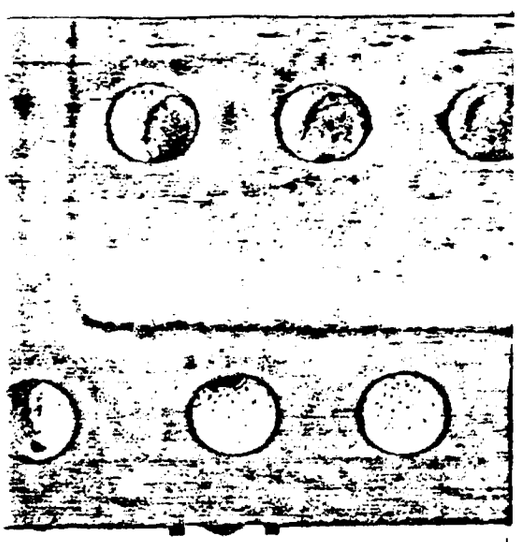
Notary Public

0145322
IDENTIF. & REFERENCE

96 JAN 30 AM 11:03
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2617 01/30 0101 03CHECK 417.48





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

RECEIVED OF _____

FOR _____

BOOK 9931 PG 331

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		
			110400.00	
		CDN TX	408.48	
		PRFEE	1.00	
		WDEED	8.00	
		TOTAL	417.48	
		CHECK	417.48	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~01-30-96 02 11:03 0001 2617~~

0145322
IDENTIF. ↑ REFERENCE

96 JAN 30 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1000868