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

W & I Ref: (cmw) Title No: 37710
Dav. Co. File: Box 8

95 APR 26 AM 9:46

IDENTIFICATION REFERENCE

01175218

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Reba V. Flower 810 Bellevue Road, #239 Nashville, TN 37221	First American National Bank P.O. Box 305048 Nashville, Tennessee 37237

TAX MAP-PARCEL NUMBERS: 142-06-A-239 09D 67139

WARRANTY DEED

4515 04/26 0101 03CHECK 212.50

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 **Betty R. Matthews, previously known as Betty R. Martin, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Reba V. Flower, unmarried,** 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 Building Site No. 39, Unit No. 239 and Garage No. 4 of "Peppertree," Creekside Meadows Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, pages 128-130, 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 Betty R. Martin, now known as Betty R. Matthews, by deed from The Peppertree Company, a Tennessee limited partnership with The Bellevue Company, of record in Book 6028, page 243, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

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 4834, Page 257, Book 4984, page 714, Book 5045, page 800, Book 5259, page 5, Book 6535, page 723, Book 5086, page 80, Book 6237, page 644, Book 6535, page 724, Book 6874, page 354, and Book 7610, page 973, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Larry E. Matthews, the spouse of Betty R. Matthews, joins in this conveyance solely to convey any marital interest he may have in subject property.

This is improved property, known as: 810 Bellevue Road, #239, Nashville, TN 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. B.K. 10027 PG 879

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 23rd day of April, 1996.

Betty R. Matthews
Betty R. Matthews

Larry E. Matthews
Larry E. Matthews

State of Tennessee
County of Davidson

On this 24th day of April, 1996, before me the undersigned authority, personally appeared **Betty R. Matthews and Larry E. Matthews**, 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 their act and deed.

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

My Commission Expires: _____

Christy Wilkins Ivey
Notary Public

State of TENNESSEE
County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 55000.00

Constance M. Wood
Affiant

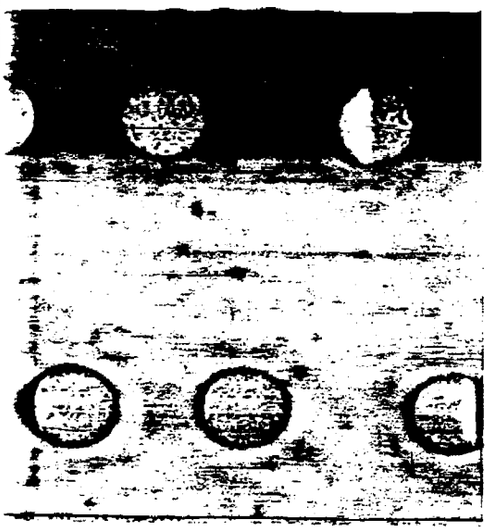
Sworn and subscribed before me on the 23rd day of April, 1996.

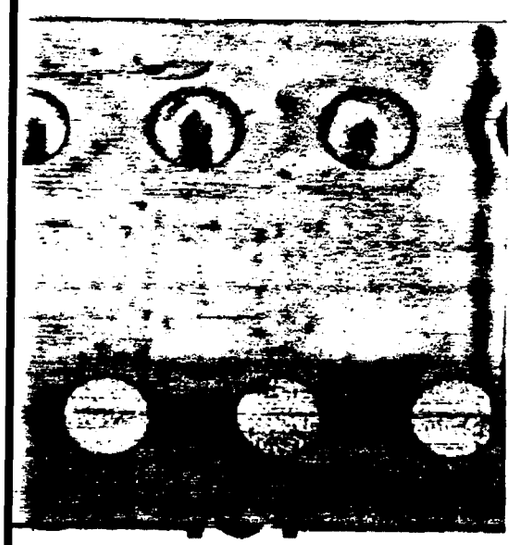
Christy Wilkins Ivey
Notary Public

My Commission Expires: _____

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

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





RECEIVED OF _____

FOR _____

RB/WB 10027 PG 880

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

04/26/96 01 09:50 0001 4515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0175218
IDENTIFICATION REFERENCE

96 APR 26 AM 9:46

DAVIDSON COUNTY, TN.

No. 1032572