OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Margaret Matthews
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th DAY OF May, 1996

Kim LeGate
NOTARY PUBLIC

My Commission expires: Deputy Register

BK 10041 PG 852

ON INFORMATION FURNISHED	THIS INSTRUMENT PREPARED BY	
	Dewey W. Pedigo, Attorney, 3204 Ereno Lane, Nashville, Tenn. 37214 (NAME, ADDRESS)	
NAME & ADDRESS OF PROPERTY OWNER: Margaret Matthews, et vir (NAME) 2406 Selma Drive (ADDRESS) Nashville, Tenn. 37214 (CITY) (STATE) (ZIP)	SEND TAX BILLS TO: Same (NAME) (ADDRESS) (CITY) (STATE) (ZIP)	MAP & PARCEL NUMBERS: Map 84-12 Par. 142 3DZ66738

Warranty Deed

3B07 05/06 0101 03CHECK 120.00

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MARGARET DOZIER, also known as MARGARET T. DOZIER, a single person

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MARGARET MATTHEWS and husband JAMES C. MATTHEWS

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Nob Hill, as of record in Book 2663, page 31, Register's Office for said County.

Said Lot No. 1 fronts 121.03 feet on the westerly side of Knobview Drive and extends back 204.9 feet on the southerly line and 253.3 feet on the northerly line to a dead line, measuring 220.5 feet thereon.

Bein the same property conveyed to Culver B. Dozier and wife Margaret T. Dozier by deed from Sam Lankford and wife Thelma Lankford of record in Book 3429, Page 476, Register's Office for Davidson County, Tennessee. Culver B. Dozier is now deceased having died September 17, 1973.. Margaret T. Dozier and Margaret Dozier is one and the same person. Margaret Dozier appointed James Steven Dozier as her Power of Attorney to execute deeds, etc. of record in Book 10023, Page 824, Register's Office for Davidson County, Tennessee.

Taxes for 1996 have been pro-rated between the parties and the 1996 Taxes shall be paid by Grantees

This is unimproved (X) improved ( ) property, known as 3205 Knobview Dr ive, Nashville, T enn. 37214 (House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 6 day of May, 1996.

X MARGARET DOZIER

MARGARET DOZIER

By: [signature]

JAMES STEVEN DOZIER, Power of Attorney for Margaret Dozier

BOOK 10041 PG 883

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of May 1996, before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES STEVEN DOZIER, to me known to be the person who executed the foregoing instrument on behalf of MARGARET DOZIER, and who acknowledged that he executed the same as the free act and deed of said MARGARET DOZIER.

Witness my hand and official seal at Nashville, Tennessee this the 6th day of May 1996.



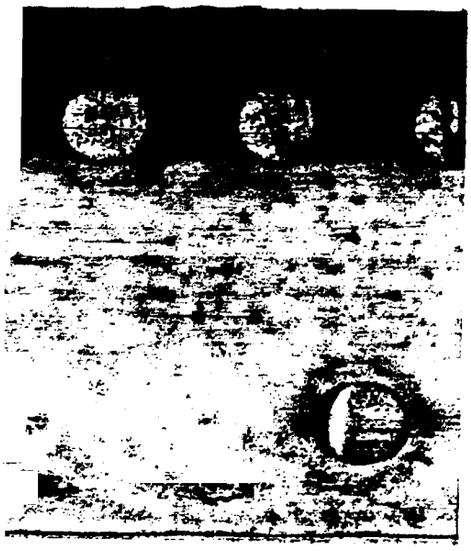
Patricia Burke
NOTARY PUBLIC

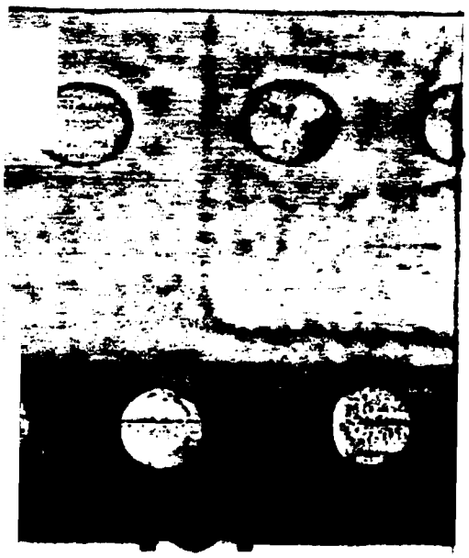
My Commission Expires: My Commission Expires MAY 25, 1996.

017921 4
IDENTIF. & REFERENCE

96 MAY -6 PM 4:11
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.





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

RECEIVED OF _____

FOR _____

ROOK 10041 PG 884

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 30000.00~~
				CON TX 111.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 120.00
				CHECK 120.00
			05/06/96 01	16:17 0001 9807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179214
IDENTIF. ↑ REFERENCE

96 MAY -6 PM 4:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1036819