THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

BOOK 10306 PG 549

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO.
Eula B. Holbert Margaret L. Jordan 137 Hodge Court Nashville, TN 37218	*To Mortgagee*	58-11-115

MORTGAGEE:
Mellon Mortgage Company
3100 Travis Street
Houston, TX 77252-2885

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $72,000.00.

Eula B. Holbert
Affiant

Subscribed to and sworn before me this 18th day of December 1996.

Notary Public

My Commission Expires: March 25, 2000

EVA M. LEMEH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of Seventy Two Thousand Dollars and no/100 ($72,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LONNELL R. MATTHEWS and wife, BILLIE J. MATTHEWS, have this day bargained and sold, and do hereby transfer and convey unto EULA B. HOLBERT and MARGARET L. JORDAN, the Grantees herein, their heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Royal Hills, Section 2, which is of record in Book 4660, page 122, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.

BEING the same property conveyed to LONNELL R. MATTHEWS and wife, BILLIE J. MATTHEWS, by deed from MARY NEWSOM WOOD, of record in Book 8577, page 195, said Register's Office.

EULA B. HOLBERT and MARGARET L. JORDAN hereby assume and agree to pay the indebtedness secured and described in that certain Deed of Trust of record in Book 6955, page 822, said register's Office.

"EULA B. HOLBERT and MARGARET L. JORDAN, as part of the purchase price and consideration for LONNELL R. MATTHEWS and wife, BILLIE J.

MATTHEWS executing this deed, assume and agree to pay the indebtedness evidenced by that certain Deed of Trust of record in Book 6955, page 822, said Register's Office, and that certain promissory note in the original principal amount of $59,489.00 (the "Loan"). And for the same consideration, EULA B. HOLBERT and MARGARET L. JORDAN, hereby assume the obligations of LONNELL R. MATTHEWS and wife, BILLIE J. MATTHEWS, under the terms of the instruments creating the Loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the Loan. This liability to the Department of Veterans Affairs is under the authority of chapter 37, title 38 of the United States Code, and supersedes any State or local laws barring or limiting deficiencies following foreclosures of real property."

This is improved real property known as 137 Hodge Court, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantees, their heirs, personal representatives, successors and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 18th day of December, 1996.

LONNELL R. MATTHEWS

BILLIE J. MATTHEWS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LONNELL R. MATTHEWS and wife, BILLIE J. MATTHEWS, the within named bargainors, with whom I am personally acquainted (or 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, Davidson County, Tennessee, this 18th day of December, 1996.

Notary Public

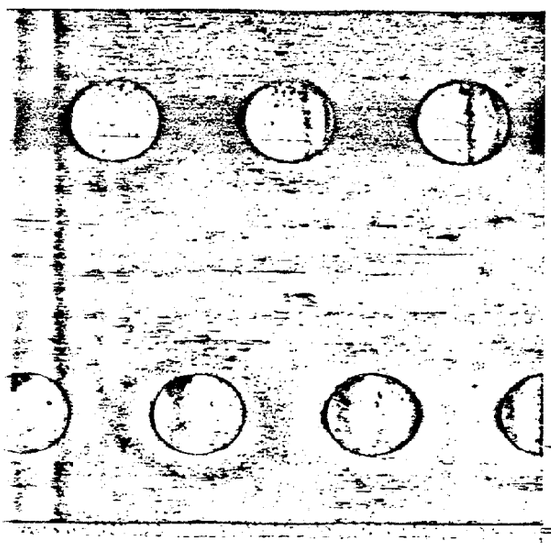
My Commission Expires: March 25, 2000

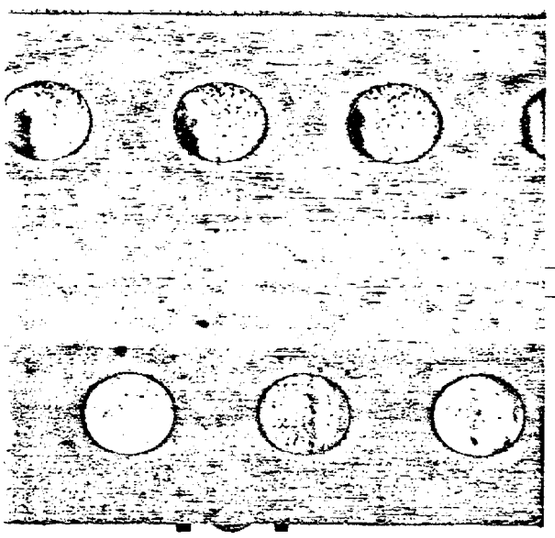
EVA M. LEWIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

96 DEC 31 PM 2:16
DAVIDSON COUNTY, TN

085 12/31/96 0101 03CHECK 275.40

IDENTIF. & REFERENCE 0126043O





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

RECEIVED OF _____

FOR _____

BOOK 10306 PG 551

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	72000.00
			CON TX	266.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	275.40
			CHECK	275.40

12/31/96 01 14:18 0001 0857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02604 30 IDENTIF. # REFERENCE

96 DEC 31 PM 2:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103409