54

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

BOOK 10319 PG 104

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered as of the **30th** day of **December, 1996** by and between

HERITAGE EQUITIES, INC. , a STATE OF TENNESSEE corporation,

hereinafter referred to as Grantor, and

LONNELL MATTHEWS and BILLIE MATTHEWS, HUSBAND AND WIFE, and JOHN MATTHEWS .

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 142, ENCHANTED HILLS, SECTION 5, AS OF RECORD IN BOOK 3700, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING ALL THE SAME PROPERTY CONVEYED TO HERITAGE EQUITIES, INC. BY DEED RECORDED JULY 31, 1996 IN BOOK 10139, PAGE 289 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

4600 01/14 0101 03CHECK 488.15

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend 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 genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

HERITAGE EQUITIES, INC.

C/S Hockridge Pres.

W. H. HOCKRIDGE PRESIDENT

97 JAN 14 P1:12

CLIA Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

126396

CORPORATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10319 PG 105

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared W. H. HOCKRIDGE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be PRESIDENT of the HERITAGE EQUITIES, INC., the within named bargainor, a corporation, and the he/she as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as PRESIDENT.

Witness my hand, at office, in NASHVILLE, this 30th day of December, 1996.

Notary Public

Commission Expiration: 3-25-1999

EDDY LOVE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$129,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

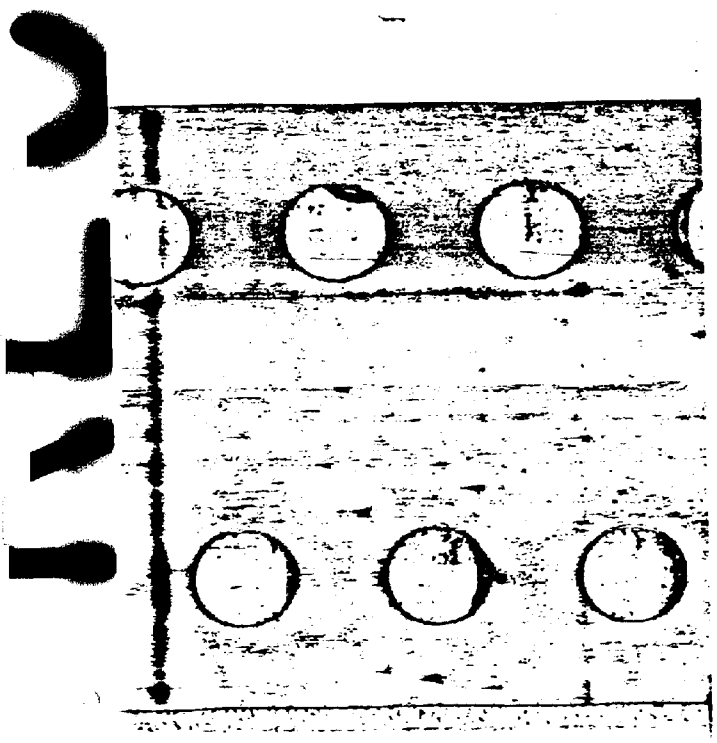
Subscribed and sworn to before me this **30th** day of **December, 1996.**

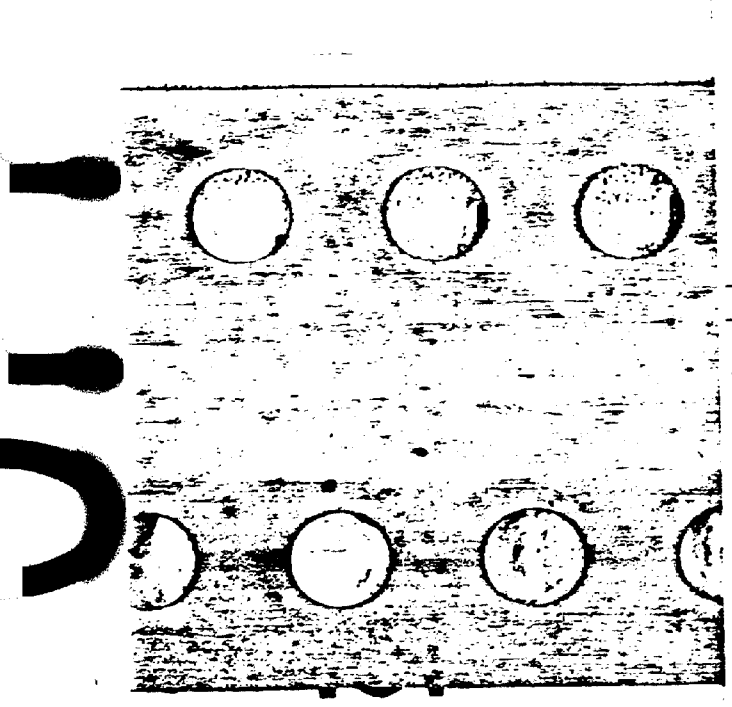
Notary Public

Commission Expiration: 3-25-1999

EDDY LOVE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	LONNELL MATTHEWS BILLIE MATTHEWS 4377 ENCHANTED CR. NASHVILLE, TN	4377 ENCHANTED CR. NASHVILLE, TN MAP PARCEL NUMBER 58-14-032.00





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

RECEIVED OF _____

FOR _____

BOOK 10319 PG 106

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
129500-00

CON TX	479-15
PRFEE	1-00
WDEED	8-00
TOTAL	488-15
CHECK	488-15

01/14/97 01 12:11 0001 4600

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0263961
IDENTIF. & REFERENCE

97 JAN 14 PM 12:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107109